

The Parks Inverness

 Tulloch Homes

Contemporary city living...





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The perfect space to call your own

Tulloch Homes is one of Scotland's most successful new home builders. Established almost a century ago, the company has built a reputation for creating beautiful new homes in carefully selected developments throughout Scotland. Traditional building skills allied to a commitment to sustainability, plus attention to the finer details, ensures your new Tulloch home delivers on all counts – backed up by a full NHBC 10-year warranty for additional peace of mind.

The Parks offers an opportunity to acquire a highly desirable 2 bedroom luxury apartments in an impressive location. Set high above Inverness, the thriving capital city of the Highlands, The Parks creates an open, attractive living space with spectacular views towards the Black Isle, and easy access to all the attractions of city life and the busy commercial centre. It's also within walking distance of the new city park, Inshes Retail Park and good schools, with Raigmore Hospital close by. The A9 is a short distance away, offering fast, easy access to the north, the south, Aberdeen and Inverness International Airport.

Inverness delivers a lively mix of rich cultural heritage, entertainments, excellent restaurants and great shopping, with growing business and retail parks on the outskirts. Nearby attractions include world-class golf courses, cycling trails, ancient castles and forest walks. On short trips further afield, you can enjoy the scenery and some monster-spotting at Loch Ness, the white sand beaches and dolphin colonies of the Moray Firth, and the pretty Victorian seaside resort of Nairn.





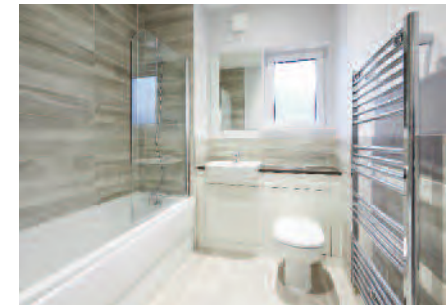
Finishing touches

Choosing a new Tulloch home is your first step towards securing major lifestyle advantages. As well as a superb location, your new Tulloch home at The Parks comes complete with a host of imaginative touches that help you make it your very own.

Superior interior finishes and high quality fittings come as standard and contribute to a stylish and comfortable lifestyle. Tulloch Homes' attention to detail ensures that as well as looking good and performing to the highest standards, your new home is strong, secure and safe.

When you visit, our Sales Consultant can supply full details on the interior specifications of each home, including expertly designed kitchens, integrated appliances, well-appointed stylish bathrooms/shower rooms, high quality finishes, gas central heating, and many of the latest energy saving features.

Even better – if you commit to purchase in good time, you can choose from a wide selection of finishes and colour schemes, chosen by Tulloch Homes from the best in contemporary designs, enabling you to add your own personal style to your new home – a freedom of expression we call the Tulloch Touch.





Why choose a brand new **Tulloch home**?

More and more people are recognising that contemporary lifestyles are best achieved in modern properties. The high standards of comfort and functionality are only part of the story – the decision to buy a new home also helps homebuyers commit fully to the priorities of current sustainability and environmentally responsible standards. With its core values of traditional building techniques allied to the latest construction standards, plus a genuine empathy for combining lifestyle needs with environmental respect, Tulloch Homes

emerges as the natural choice for today's style and energy-conscious homebuyer.

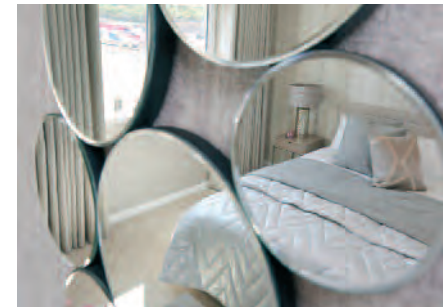
Tulloch Homes responds to current lifestyle demands with intelligently-designed kitchens, spacious, modern interiors, and luxurious finishes. We include double glazing and superior insulation for optimum energy efficiency, plus security windows, fire resistant materials, circuit breakers, carbon monoxide monitors and smoke alarms for greater safety. Quite simply, it's impossible for older houses to deliver the same levels of comfort, security and protection.

With a brand new Tulloch home, there are no surveyor's fees, no unexpected expenses or costly repairs, and for complete peace of mind, your purchase is protected by a 10-year NHBC warranty. It stays in prime condition for much longer, thanks to the strength and durability of modern building materials and construction techniques. It's also armed with safety alarms and locks – vital security to give the family additional peace of mind.

In short, your new Tulloch home offers the latest in environmentally friendly

technology and state of the art design and materials, and provides genuine energy efficiency to reduce costs. It removes the expense of repair and refurbishment and gives maximum security to protect your most valuable asset.

Our experienced sales team is happy to advise you on every stage of the purchasing process, and continues to give support after you've moved in. When you know you deserve the best, – your only option is to choose a brand new Tulloch home!



Carron House

2 bedroom apartments

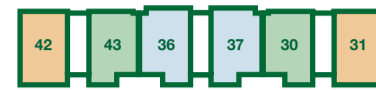


Carron House 2 bedroom apartments

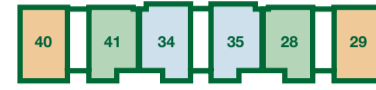
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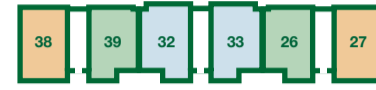
Plot Numbers



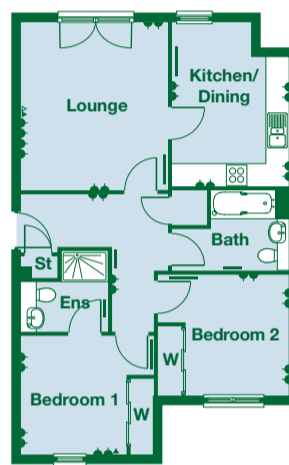
Second Floor



First Floor

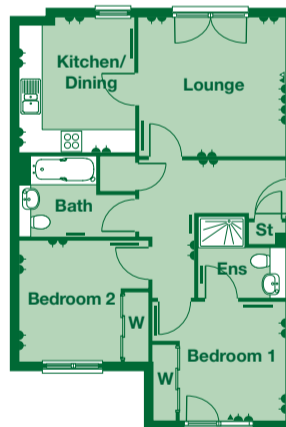


Ground Floor



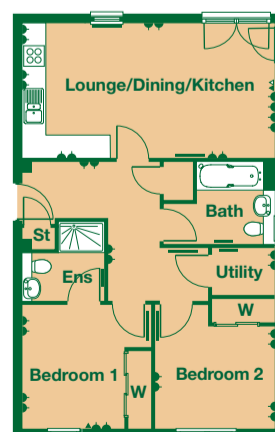
Esk

Lounge	4.38m x 3.83m	14' 4" x 12' 7"
Kitchen/Dining	4.28m x 3.04m	14' 0" x 10' 0"
Bedroom 1	3.47m x 3.18m	11' 5" x 10' 5"
En suite	2.29m x 1.30m	7' 6" x 4' 3"
Bedroom 2	3.41m x 3.17m	11' 2" x 10' 5"
Bathroom	3.04m x 2.10m	10' 0" x 6' 11"



Earn

Lounge	3.83m x 3.70m	12' 7" x 12' 2"
Kitchen/Dining	3.60m x 3.04m	11' 10" x 10' 0"
Bedroom 1	3.47m x 3.18m	11' 5" x 10' 5"
En suite	2.29m x 1.30m	7' 6" x 4' 3"
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Eden

Lounge/Kitchen	6.64m x 3.55m	21' 10" x 11' 8"
Bedroom 1	3.43m x 3.43m	11' 3" x 11' 3"
En suite	2.16m x 1.25m	7' 1" x 4' 1"
Bedroom 2	3.43m x 3.10m	11' 3" x 10' 2"
Bathroom	2.89m x 2.15m	9' 6" x 7' 1"
Utility	1.65m x 1.24m	5' 5" x 4' 1"

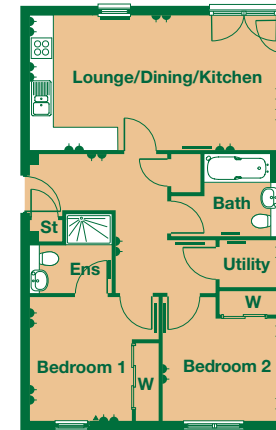
Shiel House

2 bedroom apartments



Shiel House 2 bedroom apartments

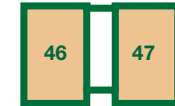
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Plot Numbers



Second Floor



First Floor



Ground Floor

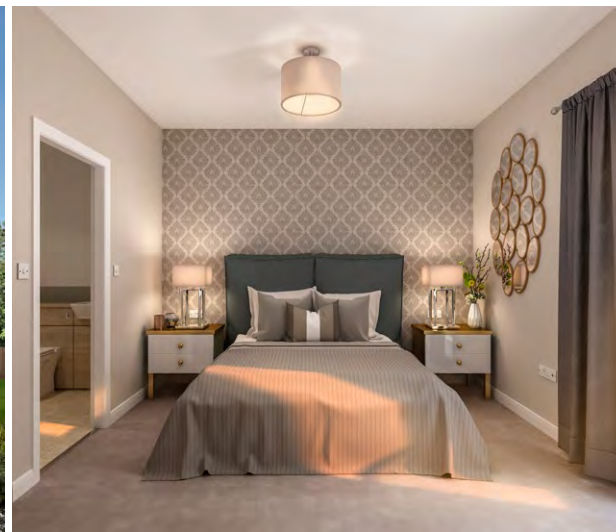
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These particulars are for illustration only. We operate a policy of continuous product development, and specification and individual features such as windows, garages and elevational treatments may vary from time to time, as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. Nor do they constitute a contract, part of a contract or a warranty.

The Eden, The Earn and The Esk at The Parks

Luxury two bedroom en suite apartments within easy reach of the city attractions and spectacular views



The Eden, The Earn and The Esk at The Parks Specification

Luxury two bedroom en suite apartments within easy reach of the city attractions and spectacular views

Kitchen/Dining/Lounge

- Stylish quality specification kitchen supplied and fitted by the local and highly respected Ashley Ann
- Durable composite granite 1.5 bowl sink* with chrome swan neck mixer tap
- Quartz solid surface worktop and matching splashback*

Top of the range Bosch appliances

- Bosch integrated electric oven
- Bosch 4 zone induction hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch washer/dryer
- Bosch stainless steel canopy hood

Fitted Wardrobes and Storage

- Featured sliding mirror doors in both bedrooms
- Wardrobes fitted with shelf and chrome hanging rails

*choice of colour dependent on construction programme

Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Serozzetta Morado polished chrome ironmongery
- Ceiling height of 2.7m creates a bright and airy atmosphere
- Walls and ceiling finished with white matt emulsion
- Woodwork finished with brilliant white satinwood finish
- All apartments include quality fitted flooring

Bathroom and En Suite

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosure
- Contemporary Calista SGL mono-mixer lever taps
- Large statement mirrors in bathroom and en suite
- Contemporary ceramic wall tiling above the vanity units, bath and around showers

Security and External Details

- Premium white oak front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Modern white double glazed windows with lockable handles
- Mains fed smoke and heat alarms with battery back up
- Communal area consisting of hallway, stairs and landing finished with durable quality carpeting
- Secure door entry system with telephone handset to each apartment

Plumbing and Heating

- Gas fired central heating boasting an A+ energy rating
- Radiators and towel rails fitted with thermostatically controlled valves

All apartments include quality fitted flooring

Specification may vary between house type and development. Ask our sales team for details.

Electrics and Connectivity

- TV/Sky Q point in lounge and master bedroom
- Master BT point located in the lounge
- Fibre broadband to the property provides high speed internet connectivity.
- Bathroom and en suite finished with downlighters
- Feature under wall kitchen unit lighting complemented with multi directional ceiling spotlight to create a contemporary ambience

“We choose Bosch appliances in our homes, designed to make everyday life easier – with appliances which are intuitive to use.”



The Parks Inverness

www.tulloch-homes.com



Directions to The Parks

From the A9 (north and south), exit at Milton of Leys and follow the signs.

From the roundabout by Inshes Retail Park, go along Sir Walter Scott Drive, turning left at the first roundabout which takes you on to Inshes Road leading to The Parks.

Find us on Sat Nav: IV2 6EX

 **Tulloch Homes**

Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA. Tel 01463 229300. Fax 01463 713711.

The photographs used in this brochure are of typical Tulloch Homes.