

Broomhill Muir of Ord

 Tulloch Homes



A new home – a breath of fresh air



A new home – a fresh outlook

The Highland village of Muir of Ord makes a wonderful location for Tulloch Homes' Broomhill development, offering discerning home seekers a fine selection of homes within a peaceful, yet active community.

Set amid rich arable land and ancient woodland near the western boundary of the Black Isle, Muir of Ord is a friendly village with a lively community programme, proximity to excellent schools, and a healthy economy. The annual Black Isle Show held just outside the village underlines the importance

of its farming interests, while the famous Glen Ord Distillery is just one of several industries located here.

Parents can be confident in the high educational standards offered by Tarradale Primary School, while older students will enjoy the excellent opportunities offered by Dingwall Academy which is within easy travelling distance.

Served by the main road and historic railway station built in 1869, Muir of Ord is just 12 miles west of Inverness, one mile north of Beaulieu and seven miles

from Dingwall. The village offers easy commuting to key commercial centres, and fast access to the scenic, sporting and cultural riches of the Highlands.

The village also boasts a challenging 18-hole golf course in spectacular surroundings, which engages players of all abilities.

With a scenic location, good local shopping, fine schools and easy access to Inverness and the Highlands, a Tulloch Home at Broomhill in Muir of Ord is an unmissable opportunity!



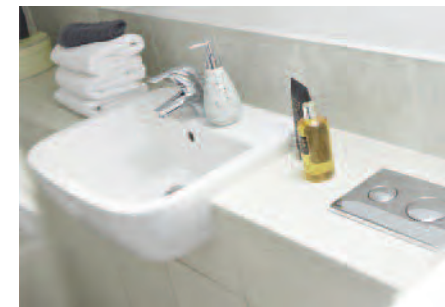


Choices for family living

Choosing a Tulloch home is your first step towards owning a home that makes you truly proud – and which delivers additional lifestyle advantages. As well as a pleasant location that offers easy access to Inverness city, your new Tulloch home at Broomhill comes complete with a host of imaginative touches that help you make it your very own.

Superior interior finishes and high quality fittings contribute to the stylish and comfortable family lifestyle you deserve. Allied to spacious interior design that gives all the family plenty of room to move, plus features such as double glazing and built-in wardrobes, 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.

If you commit to purchase in good time you can choose from a wide selection of kitchen and bathroom finishes and colour schemes, to add an individual decorative style to your new home.





Why choose a new **Tulloch** home?

There's a growing conviction that modern lifestyles can only be fully achieved in modern properties. As well as offering all the advantages of style and comfort, the decision to buy a new home has important consequences for attaining the eco-friendly standards now asked of us. These considerations make Tulloch Homes, with its core values of new and traditional building techniques and sensitivity towards lifestyle needs and environmental respect, the natural choice for today's style and energy conscious homebuyer.

Tulloch Homes responds to lifestyle demands with intelligently-designed kitchens, spacious, family friendly interiors, and luxurious bathrooms and en suites. We also 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. 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 unexpected expenses

or costly repairs, and for complete peace of mind, your new Tulloch home comes with a 10-year NHBC warranty.

Your new Tulloch home 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 protection that gives the whole 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. It removes the expense of repair and refurbishment and gives maximum security to protect your most valuable asset – your family.

Our experienced sales team is on hand 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!



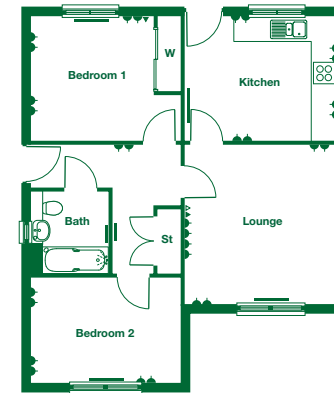
The Findhorn

2 bedroom detached bungalow



The Findhorn 2 bedroom detached bungalow

www.tulloch-homes.com



Lounge	4.11m x 3.90m	13' 6" x 12' 10"
Kitchen	3.90m x 3.20m	12' 10" x 10' 6"
Bedroom 1	3.20m x 3.16m	10' 6" x 10' 4"
Bedroom 2	3.86m x 2.70m	12' 8" x 8' 10"
Bathroom	2.10m x 2.00m	6' 11" x 6' 7"

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.

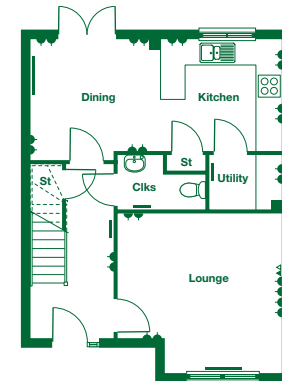
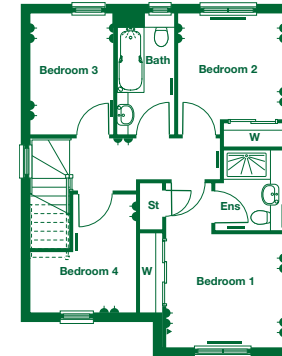
The Tweed

4 bedroom detached villa



The Tweed 4 bedroom detached villa

www.tulloch-homes.com



Ground Floor

Lounge	4.20m x 4.11m	13' 9" x 13' 6"
Dining/Kitchen	6.45m x 2.84m	21' 2" x 9' 4"
Utility	1.83m x 1.41m	6' 0" x 4' 7"
Cloakroom	2.24m x 1.41m	7' 4" x 4' 7"

First Floor

Bedroom 1	4.22m x 2.97m	13' 8" x 9' 7"
En suite	2.07m x 1.72m	6' 9" x 5' 8"
Bedroom 2	3.11m x 2.67m	10' 2" x 8' 9"
Bedroom 3	3.11m x 2.10m	10' 2" x 6' 11"
Bedroom 4	3.03m x 2.61m	9' 11" x 8' 7"
Bathroom	3.11m x 1.48m	10' 2" x 4' 10"

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The Tweed at Broomhill, Muir of Ord

Stylish 4 bedroom family home finished to an exceptional specification in an award winning location.



The Tweed at Broomhill, Muir of Ord

Stylish 4 bedroom family home finished to an exceptional specification in an award winning location.

Kitchen and Utility Room

- Stylish quality kitchen supplied and fitted by local and highly respected Riverside Kitchens
- Stainless steel inset kitchen sink with 1.5 bowl
- Egger range worktop and matching splashback
- Stainless steel extractor hood

Top of the range Bosch appliances

- Bosch stainless steel electric oven
- Bosch stainless steel 4 burner gas hob
- Bosch integrated fridge freezer

Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim
- White shelf and chrome hanging rails to wardrobes
- Spacious under stair cupboard

Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Premdor white smooth 5 light glazed doors
- Serozzetta Morado polished chrome ironmongery
- Timloc push up ceiling hatch
- Walls finished with soft matt emulsion
- Ceiling finished with white matt emulsion
- Woodwork finished with brilliant white eggshell/satinwood finish
- Stylish staircase with white softwood spindles and oak handrail

Electrics and Connectivity

- Feature under wall kitchen unit lighting complemented to create a contemporary ambience
- Pendant light fittings to ceilings with low energy bulbs
- 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
- USB double sockets in kitchen and master bedroom
- Fitted door bell resonates throughout home from front entrance

Bathroom, En Suite and Cloakroom

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosures
- Contemporary Ceraplan SGL mono-mixer lever taps
- Environmentally friendly water saving thermostatic shower with unique design shower head to family bathroom
- Mira electric shower to master en suite
- Contemporary ceramic wall tiling above the vanity units, bath and around showers
- Vanity unit complemented by statement mirror in family bathroom and en suite

Security, Plumbing and Heating

- Baxi Potterton gas fired central heating
- Mains-fed smoke and heat alarms with battery back-up

External

- Premium composite front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Manor half panel style rear door with multi-point locking system
- Stylish French doors opening onto patio area
- Modern double glazed windows with lockable handles
- Superior Marley Deepflow rainwater goods
- Reliable stainless steel exterior sensor lighting
- Thick, durable tarmac driveway with square edged finish
- Paved access paths to rear and front door and complementing patio doors area
- High quality turfing in front and rear garden
- 1.8m strong timber fencing to rear boundary
- Durable Brabantia rotary dryer
- Outside water tap

Choice of colours available subject to build programme.
Specification may vary between house type and development. Ask our sales team for details.

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

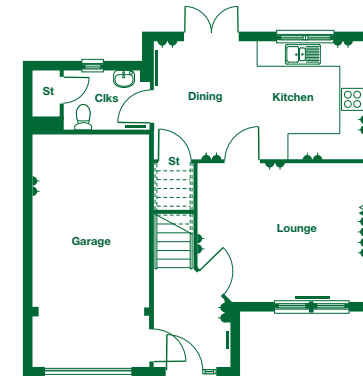
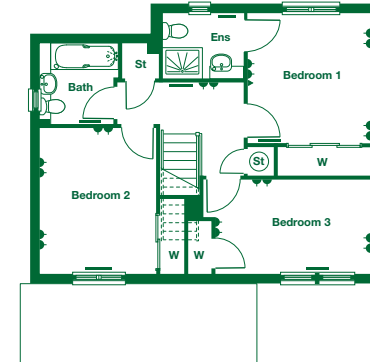
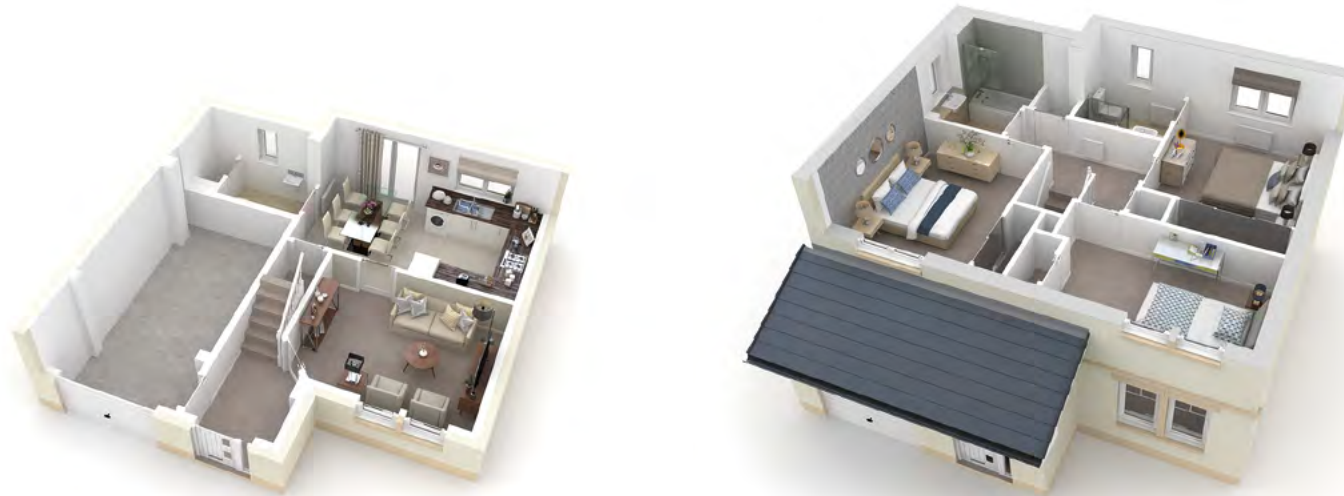
The Affric

3 bedroom detached villa with garage



The Affric 3 bedroom detached villa with garage

www.tulloch-homes.com



Ground Floor

Lounge	4.21m x 3.52m	13' 10" x 11' 7"
Dining/Kitchen	5.37m x 3.03m	17' 7" x 9' 11"
Cloakroom	2.99m x 1.50m	9' 10" x 4' 11"

First Floor

Bedroom1	3.34m x 3.15m	10' 11" x 10' 4"
En suite	2.06m x 1.64m	6' 9" x 5' 4"
Bedroom 2	3.72m x 2.99m	12' 2" x 9' 10"
Bedroom 3	3.96m x 2.40m	13' 0" x 7' 10"
Bathroom	2.08m x 1.90m	6' 10" x 6' 3"

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The Ness

3 bedroom detached bungalow



The Ness 3 bedroom detached bungalow

www.tulloch-homes.com



Lounge	4.80m x 4.00m	15' 9" x 13' 1"
Kitchen/Dining	4.88m x 4.31m	16' 0" x 14' 1"
Bedroom 1	3.49m x 3.48m	11' 5" x 11' 5"
Ensuite	2.37m x 2.32m	7' 9" x 7' 7"
Bedroom 2	3.33m x 3.24m	10' 11" x 10' 7"
Bedroom 3	3.71m x 2.95m	12' 2" x 9' 8"
Bathroom	2.20m x 2.04m	7' 3" x 6' 8"

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The Ness at Broomhill Specification

Spacious 3 bedroom detached bungalow in a highly desirable location finished to an exceptional specification



The Ness at Broomhill Specification

Spacious 3 bedroom detached bungalow in a highly desirable location finished to an exceptional specification

Kitchen

- Stylish quality kitchen supplied and fitted by local and highly respected Riverside Kitchens
- Stainless steel inset kitchen sink with 1.5 bowl
- Egger range worktop and matching splashback
- Stainless steel extractor hood

Top of the range Bosch appliances

- Bosch stainless steel electric oven
- Bosch stainless steel 4 burner gas hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer

Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim (where applicable)
- White shelf and chrome hanging rail to all wardrobes and slatted shelving to linen cupboard

Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Premdor white smooth slight glazed doors
- Serozzetta Morado polished chrome ironmongery
- Timloc push up ceiling hatch
- Walls finished with soft matt emulsion
- Ceiling finished with white matt emulsion
- Woodwork finished with brilliant white eggshell/satinwood finish

Bathroom and En Suite

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosures
- Contemporary Ceraplan SGL mono-mixer lever taps
- Environmentally friendly, water saving thermostatic shower with unique design shower head in family bathroom
- Mira electric shower to master en suite
- Contemporary ceramic wall tiling above the vanity units, bath and around showers
- Vanity unit complemented with large statement mirror in family bathroom

External

- Premium composite front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Manor half panel style rear door with multi-point locking system
- Stylish French doors opening onto patio area with multi-point locking system
- Modern double glazed windows with lockable handles
- Superior Marley Deepflow rainwater goods
- Reliable stainless steel exterior sensor lighting
- Thick, durable tarmac driveway with square edged finish
- Paved access paths to front door and French doors
- High quality turfing in front and rear gardens
- 1.8m strong timber fencing to rear boundary
- Durable Brabantia rotary dryer
- Outside water tap

Security, Plumbing and Heating

- Baxi Potterton gas fired central heating
- Radiators and towel rails fitted with thermostatically controlled valves
- Mains-fed smoke and heat alarms with battery back-up

Electrics and Connectivity

- Feature under wall kitchen unit lighting complemented to create a contemporary ambience
- Pendant light fittings to all other ceilings with low energy bulbs
- 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.
- USB double socket in kitchen and master bedroom
- Fitted door bell resonates throughout home from front entrance

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

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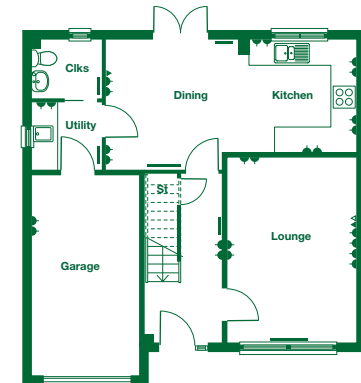
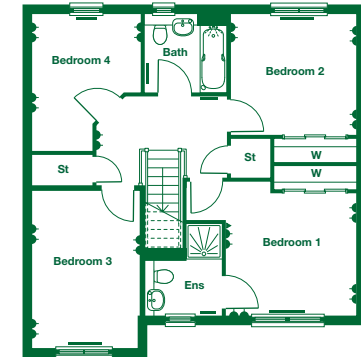
The Etive

4 bedroom detached villa with garage



The Etive 4 bedroom detached villa with garage

www.tulloch-homes.com



Ground Floor

Lounge	4.77m x 3.30m	15' 8" x 10' 10"
Dining/Kitchen	6.41m x 3.32m	21' 0" x 10' 11"
Utility	1.79m x 1.71m	5' 10" x 5' 7"
Cloakroom	1.79m x 1.51m	5' 10" x 4' 11"

First Floor

Bedroom 1	3.30m x 3.14m	10' 10" x 10' 4"
En suite	2.37m x 2.03m	7' 9" x 6' 8"
Bedroom 2	3.20m x 3.12m	10' 6" x 10' 3"
Bedroom 3	4.06m x 2.77m	13' 4" x 9' 1"
Bedroom 4	3.52m x 2.80m	11' 7" x 9' 2"
Bathroom	2.10m x 2.00m	6' 11" x 6' 7"

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The Etive at Broomhill, Muir of Ord

Stylish contemporary family homes in an award winning location finished to an exceptional specification.



The Etive at Broomhill, Muir of Ord

Stylish contemporary family homes in an award winning location finished to an exceptional specification.

Kitchen and Utility Room

- Stylish quality kitchen supplied and fitted by local and highly respected Riverside Kitchens
- Stainless steel inset kitchen sink with 1.5 bowl
- Egger range worktop and matching splashback
- Stainless steel extractor hood
- Stainless steel inset sink single bowl to the utility room

Top of the range Bosch appliances

- Bosch stainless steel under counter electric double oven
- Bosch stainless steel 4 burner gas hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer

Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim (where applicable)
- White shelf and chrome hanging rail to all wardrobes and slatted shelving to linen cupboard
- Spacious under stair cupboard

Internal Finishes and Decoration

- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Premdor white smooth 5 light glazed doors
- Serozzetta Morado polished chrome ironmongery
- Timloc push up ceiling hatch
- Walls finished with soft matt emulsion
- Ceiling finished with white matt emulsion
- Woodwork finished with brilliant white eggshell/satinwood finish
- Stylish staircase with white softwood spindles and oak handrail

Electrics and Connectivity

- Feature under wall kitchen unit lighting complemented to create a contemporary ambience
- Pendant light fittings to all other ceilings with low energy bulbs
- 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
- USB double sockets in kitchen and master bedroom
- Fitted door bell resonates throughout home from front entrance

Bathroom, En Suite and Cloakroom

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosures
- Contemporary Ceraplan SGL mono-mixer lever taps
- Environmentally friendly water saving thermostatic shower with unique design shower head to family bathroom
- Mira electric shower to master en suite
- Contemporary ceramic wall tiling above the vanity units, bath and around showers
- Vanity unit complemented with large statement mirror in family bathroom
- Chrome towel rail

Garage

- Integral garage accessed from the utility room
- Gliderol white roller shutter door

Security, Plumbing and Heating

- Baxi Potterton gas fired central heating
- Radiators and towel rails fitted with thermostatically controlled valves
- Mains-fed smoke and heat alarms with battery back-up

External

- Premium composite front door set with multi point locking system, spy viewer, low access threshold and letter plate
- Manor half panel style rear door with multi-point locking system
- Stylish French doors opening onto patio area with multi-point locking system
- Modern double glazed windows with lockable handles
- Superior Marley Deepflow rainwater goods
- Reliable stainless steel exterior sensor lighting
- Thick, durable tarmac driveway with square edged finish
- Paved access paths to rear and front doors and complementing patio doors area
- High quality turfing in front and rear gardens
- 1.8m strong timber fencing to rear boundary
- Durable Brabantia rotary dryer
- Outside water tap

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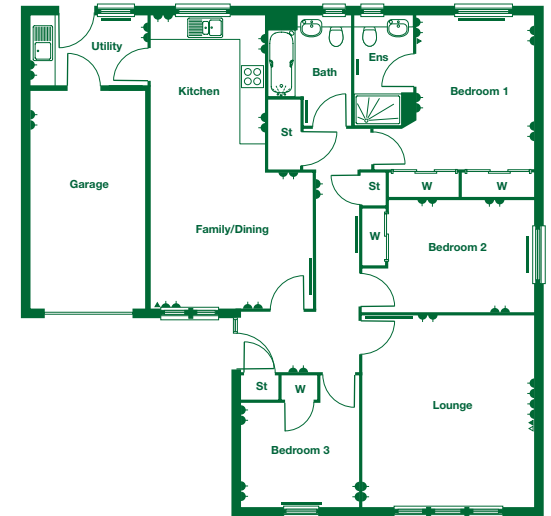
The Lochy

3 bedroom detached bungalow with garage



The Lochy 3 bedroom detached bungalow with garage

www.tulloch-homes.com



Lounge	5.00m x 4.41m	16' 5" x 14' 5"
Kitchen/Family/Dining	7.51m x 4.14m	24' 7" x 13' 7"
Utility	2.97m x 1.80m	9' 9" x 5' 11"
Bedroom 1	3.94m x 3.00m	12' 11" x 9' 10"
En suite	2.79m x 1.49m	9' 2" x 4' 11"
Bedroom 2	3.70m x 2.74m	12' 2" x 9' 0"
Bedroom 3	2.99m x 2.68m	9' 10" x 8' 10"
Bathroom	2.79m x 2.11m	9' 2" x 6' 11"

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Broomhill Muir Of Ord

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- 
The Etive
 4 bedroom detached villa with garage.
- 
The Tweed
 4 bedroom detached villa.
- 
The Lochy
 3 bedroom detached bungalow with garage.
- 
The Ness
 3 bedroom detached bungalow.
- 
The Affric
 3 bedroom detached villa with garage.
- 
The Calder
 3 bedroom detached villa.
- 
The Torrin
 3 bedroom semi detached villa.
- 
The Corran
 3 bedroom semi detached villa.
- 
The Findhorn
 2 bedroom detached bungalow.
- 
The Annan
 2 bedroom semi detached villa.

*Denotes mirrored house type.

Broomhill on SatNav: IV6 7WJ

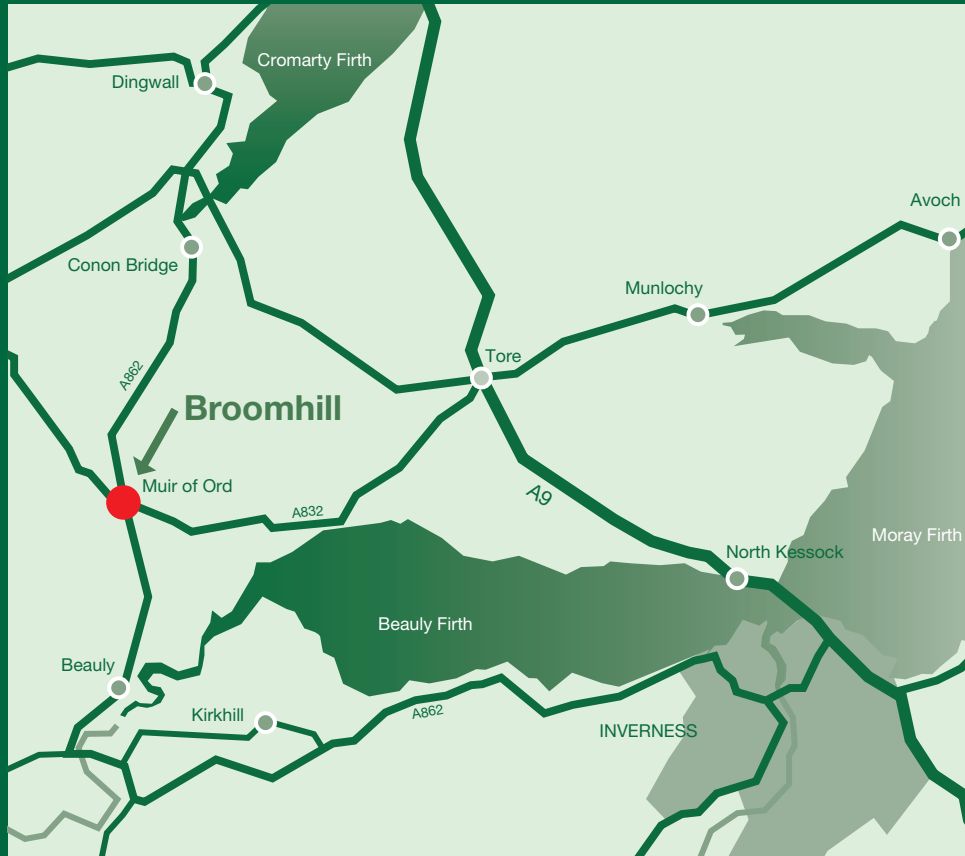
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Broomhill Muir Of Ord

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Broomhill Muir of Ord



 **Tulloch Homes**

www.tulloch-homes.com  

Directions to Broomhill

From Inverness go north on the A9 over the Kessock Bridge. Take the A832 from the Tore roundabout until you reach Muir of Ord. Drive through Muir of Ord, over the railway and take the next left onto West Road. Take the 3rd left on to Broomhill Road.

Find us on Sat Nav: IV6 7WH