





# WELCOME TO NESS CASTLE

## LIVING THE MODERN LIFE, IN A MODERN CITY

Perfectly positioned on the outskirts of Inverness, Ness Castle is a fantastic development of stunning homes boasting great travel links and beautiful countryside right on the doorstep. Close to the stunning Loch Ness, this development offers a range of 2, 3 and 4 bedroom homes to suit every taste.

You'll find a fantastic lifestyle where fast road, rail and air links make commuting easy, where the countryside offers a chance to explore and where your beautiful property is a pleasure to come home to. And with the medical industry a major employer in the area, Ness Castle makes the perfect location for both your family and professional life.







## LOCAL AMENITIES

A popular and vibrant city with everything you need for day-to-day living close at hand, it's easy to see why Inverness is so sought after. Nearby there is a selection of local amenities such as supermarkets, health centres and restaurants so that your daily needs are catered for.

Living at Ness Castle means there's plenty of ways to spend your leisure time too. With the River Ness, golf course and sports centre plus acres of beautiful countryside on the doorstep, enjoying the great outdoors is made easy. For a change of pace, Inverness city centre is only a four-mile drive away and offers facilities like bowling, cinemas, shopping centres, a theatre and art galleries. Whatever you're into, chances are you can do it at Ness Castle.

## TRANSPORT LINKS

Wherever you're heading, Inverness is a great place to start from with good road, rail and air links all close by.

For drivers, Inverness city centre is only about four miles away with its railway station and bus station. Inverness Airport itself offers flights to a large number of destinations and is only 12 miles away from the development. Living at Ness Castle means the countryside and the city are all within reach.





## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Ness Castle are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living.

Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings. Kitchens, carpets and wardrobes can be customised (subject to build stage) so you can have your new home exactly the way you want it.







# THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

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CODE FOR  
HOME BUILDERS**

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# THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation and the result of both customer recommendations and our superior build quality.





# THE BARRATT STORY

FOR ALL THE REASSURANCE, QUALITY AND VALUE YOU NEED

Barratt Homes is one of Britain's best-known housebuilders. We've been in business since 1958 and have built over 400,000 new homes, with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service has earned Barratt Homes every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to top-of-the-range, 7 bedroom homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so – year in, year out – to further improve the service we provide. As a result, you can buy Barratt with confidence.



\*First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.



## DEVELOPMENT LAYOUT - PHASE 4

- Balintore**  
2 bedroom house
- Traquair**  
3 bedroom house
- Fasque**  
3 bedroom house
- Abergeldie**  
3 bedroom house
- Wemyss**  
3 bedroom house
- Balmoral**  
4 bedroom house
- Fenton**  
4 bedroom house
- Dunbar**  
4 bedroom house
- Cullen**  
4 bedroom house
- Low Cost Homes**



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Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Ness Castle is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.351770/JAN18





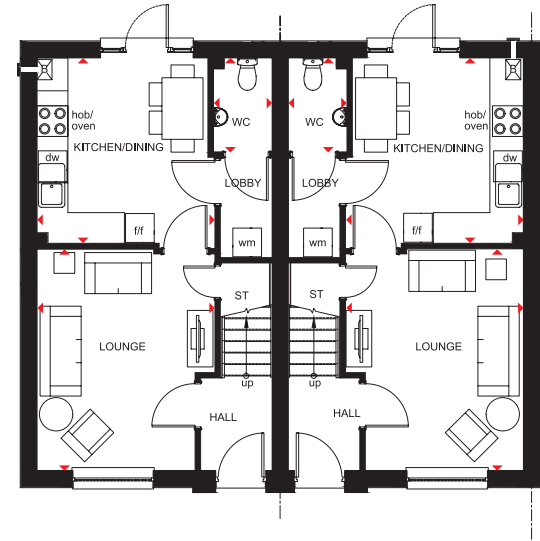
## BALINTORE

### 2 BEDROOM TERRACED HOME

- Bright, front-aspect lounge provides ample room to relax
- Open-plan fitted kitchen and dining area has access to the rear garden, providing extended living space in good weather
- Separate lobby has practical utility space and WC
- Upstairs are two spacious double bedrooms and a bathroom



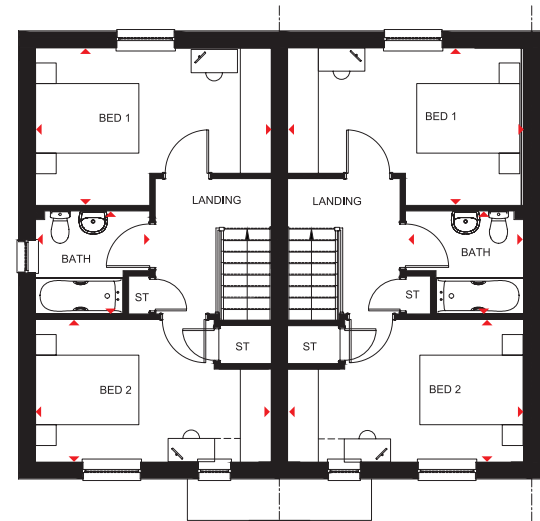
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#### Ground Floor

Lounge	3459 x 4310 mm	11'4" x 14'2"
Kitchen/Dining	3459 x 3609mm	11'4" x 11'10"
WC	1144 x 1829mm	3'9" x 6'0"

(Approximate dimensions)



#### First Floor

Bedroom 1	4572 x 3054mm	15'0" x 10'0"
Bedroom 2	4572 x 2766mm	15'0" x 9'1"
Bathroom	2215 x 2000mm	7'3" x 6'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

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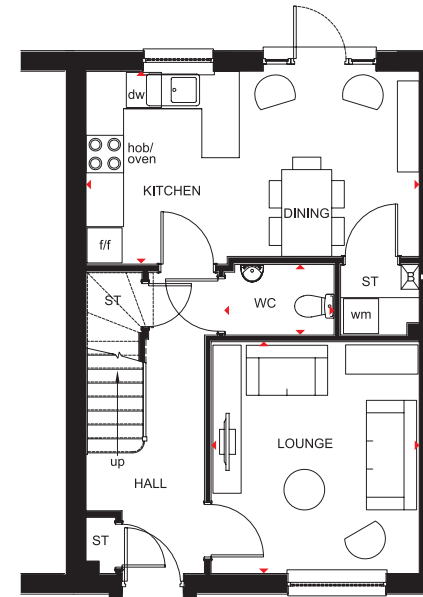
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## TRAQUAIR

### 3 BEDROOM SEMI-DETACHED HOME

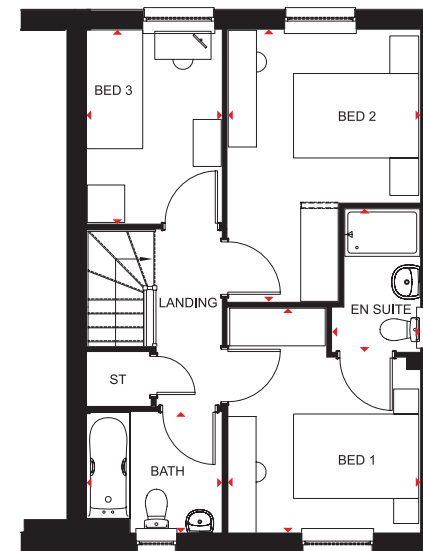
- Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom



#### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"

(Approximate dimensions)



#### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

(Approximate dimensions)

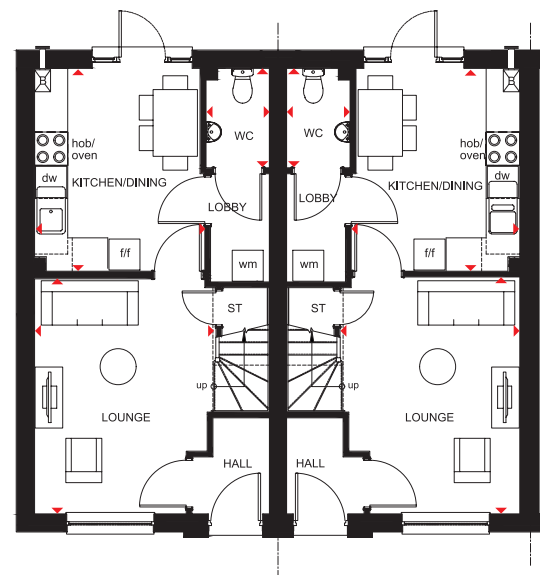
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



## FASQUE

### 3 BEDROOM TERRACED HOME

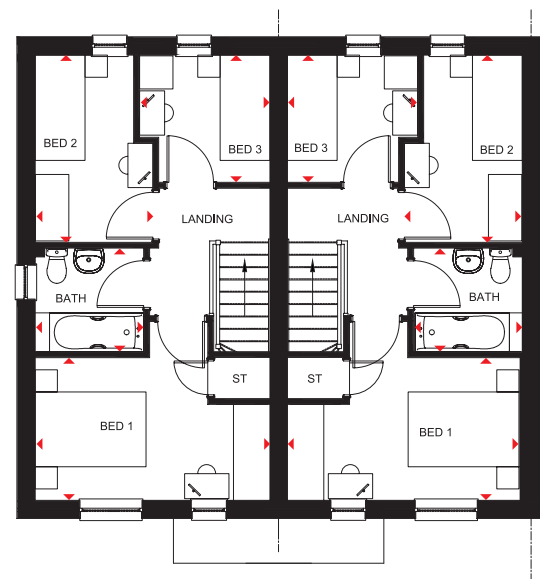
- Bright, front-aspect lounge with room for all the family to relax
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises a double bedroom, two single bedrooms and a fitted bathroom



#### Ground Floor

Lounge	3272 x 4237mm	10'9" x 13'11"
Kitchen/Dining	3069 x 3657mm	10'1" x 12'0"
WC	1144 x 1794mm	3'9" x 5'11"

(Approximate dimensions)



#### First Floor

Bedroom 1	4232 x 2574mm	13'11" x 8'5"
Bedroom 2	2122 x 3379mm	7'0" x 11'1"
Bedroom 3	2353 x 2298mm	7'9" x 7'6"
Bathroom	1956 x 1868mm	6'5" x 6'2"

(Approximate dimensions)

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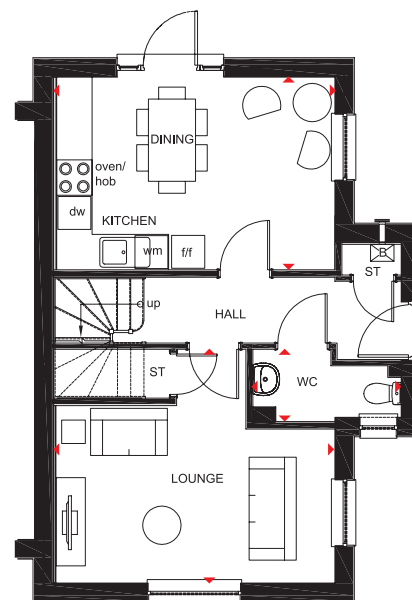




## ABERGELDIE

### 3 BEDROOM END-TERRACED HOME

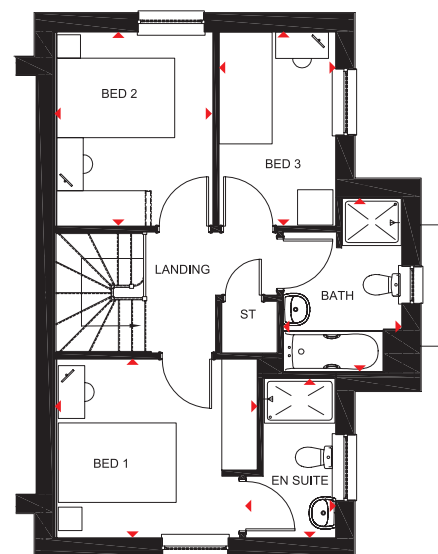
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a master bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



#### Ground Floor

Lounge	4732 x 3969mm	15'6" x 13'0"
Kitchen/Dining	4719 x 3273mm	15'6" x 10'9"
WC	2529 x 1227mm	8'4" x 4'0"

(Approximate dimensions)



#### First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
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	wm	Washing machine space	◄►	Dimension location

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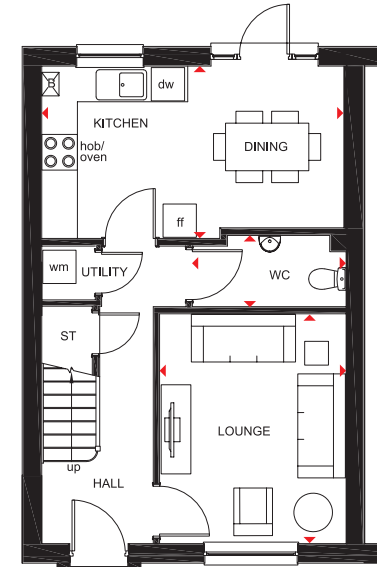
## WEMYSS

### 3 BEDROOM SEMI-DETACHED HOME

- Family home with all the essential space for modern living
- Open-plan kitchen with dining area and access to the rear garden, separate utility cupboard and plenty of storage
- Front-aspect lounge provides room to relax in comfort
- Two double bedrooms, a single bedroom and a family bathroom are upstairs



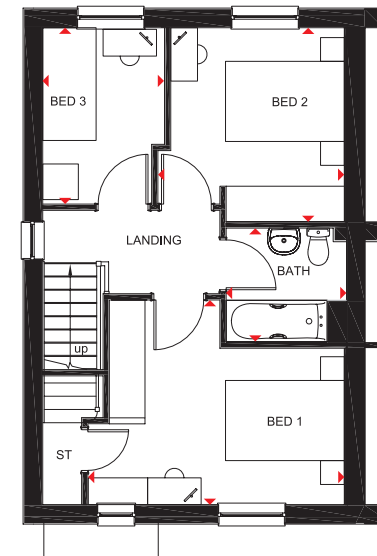
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#### Ground Floor

Lounge	3136 x 3864mm	10'3" x 12'8"
Kitchen/Dining	5077 x 2899mm	16'8" x 9'6"
WC	2584 x 1198mm	8'6" x 3'11"
Utility	900 x 907mm	2'11" x 3'0"

[Approximate dimensions]



#### First Floor

Bedroom 1	4318 x 3444mm	14'2" x 11'4"
Bedroom 2	3139 x 3271mm	10'4" x 10'9"
Bedroom 3	2052 x 2971mm	6'9" x 9'9"
Bathroom	2027 x 1917mm	6'8" x 6'3"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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	wm	Washing machine space	◄►	Dimension location

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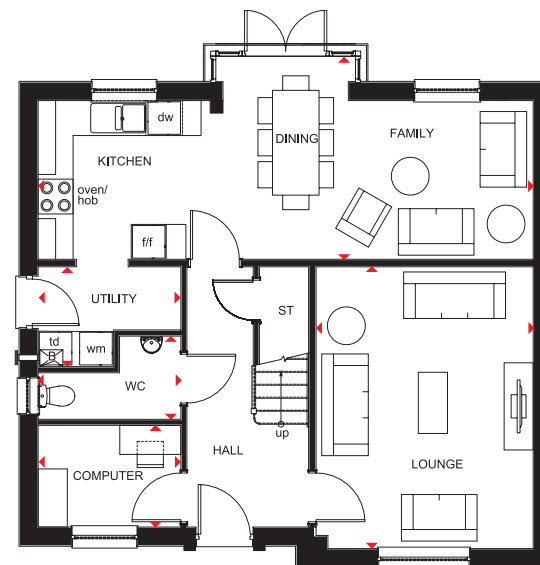
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## BALMORAL

### 4 BEDROOM DETACHED HOME

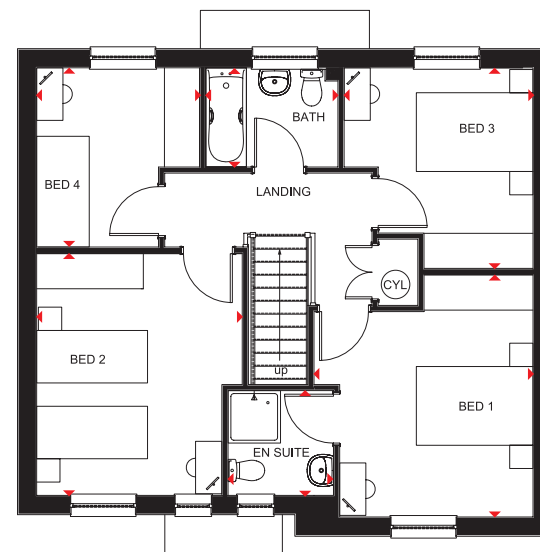
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas. Attractive glazed bay leading to the rear garden
- Ground floor includes separate utility room, WC and computer room
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and bathroom



#### Ground Floor

Lounge	3743 x 4846mm	12'3" x 15'11"
Kitchen/ Dining/Family	8507 x 3490mm	27'11" x 11'5"
Utility	2452 x 1717mm	8'1" x 5'8"
Computer	2451 x 1749mm	8'0" x 5'9"
WC	2467 x 1430mm	8'1" x 4'8"

(Approximate dimensions)



#### First Floor

Bedroom 1	3766 x 4149mm	12'4" x 13'7"
En Suite	1808 x 1797mm	5'11" x 5'11"
Bedroom 2	3511 x 4144mm	11'6" x 13'7"
Bedroom 3	3240 x 3438mm	10'8" x 11'3"
Bedroom 4	2790 x 3074mm	9'2" x 10'1"
Bathroom	2267 x 1700mm	7'5" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



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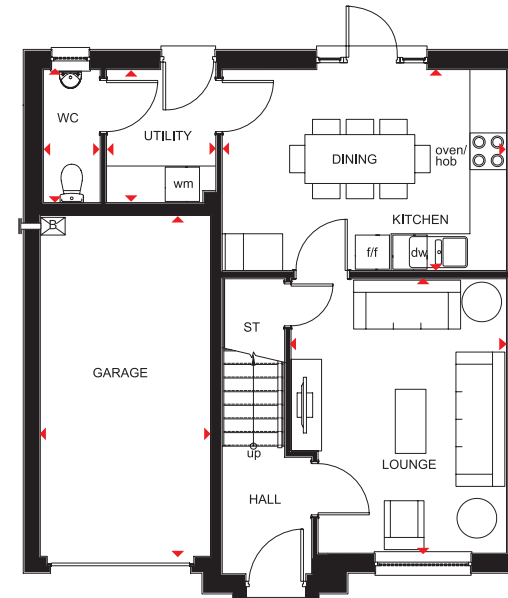




## FENTON

### 4 BEDROOM DETACHED HOME

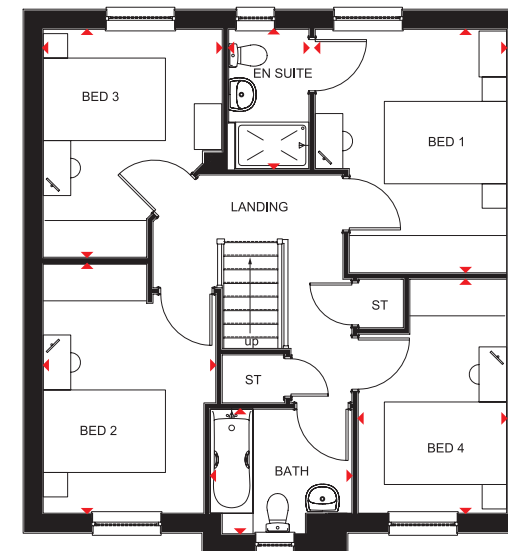
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with en suite, and a family bathroom



#### Ground Floor

Lounge	3527 x 4492mm	11'7" x 14'9"
Kitchen/Dining	4652 x 3289mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2786 x 5579mm	9'2" x 18'4"

(Approximate dimensions)



#### First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

(Approximate dimensions)

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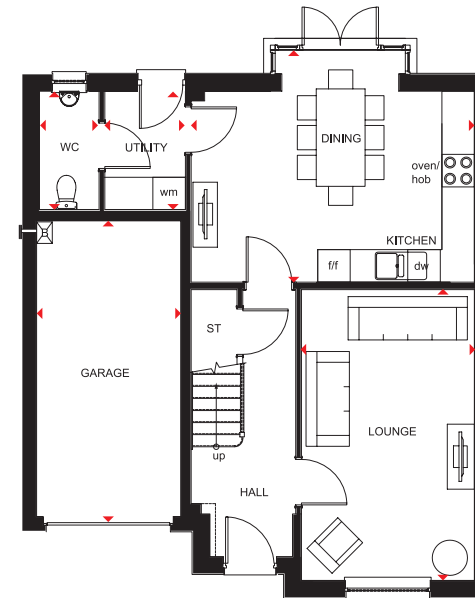
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## DUNBAR

### 4 BEDROOM DETACHED HOME

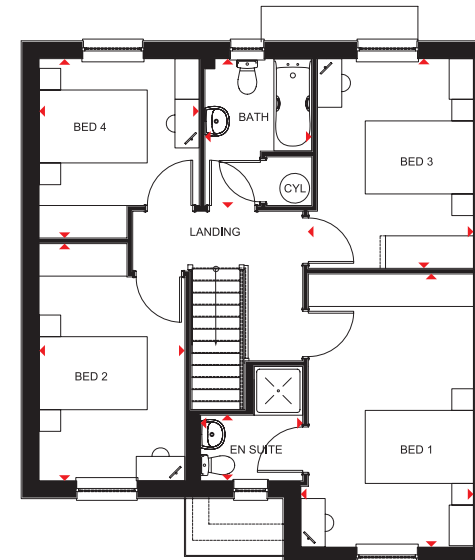
- Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via a glazed walk-in bay
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect family home



#### Ground Floor

Lounge	3192 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5228 x 4287mm	17'2" x 14'1"
Utility	1489 x 2146mm	4'11" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2661 x 5460mm	8'9" x 17'11"

(Approximate dimensions)



#### First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

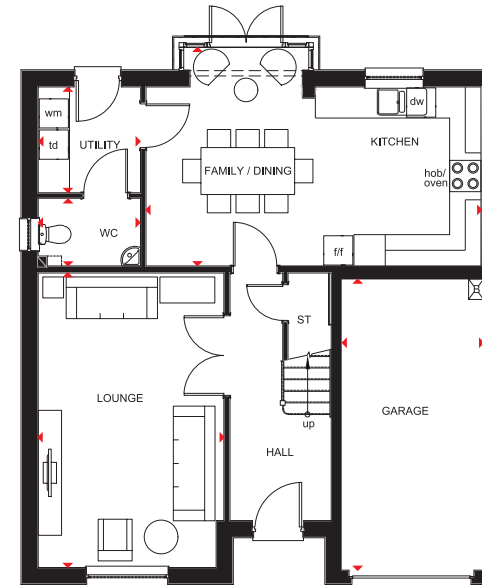
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



## CULLEN

### 4 BEDROOM DETACHED HOME

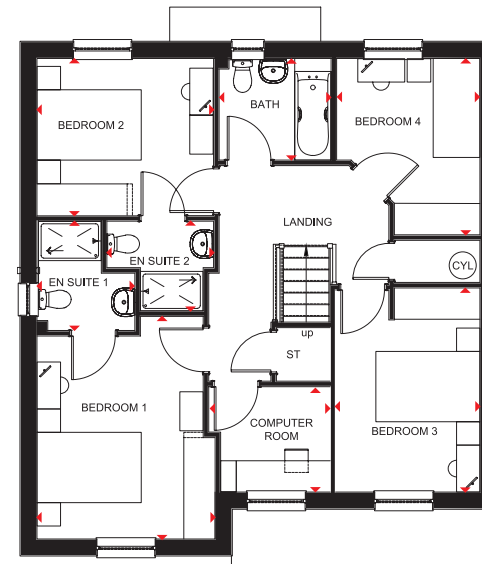
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area. Glazed bay leads to the garden. Separate utility room and WC
- Generous lounge has double-door entrance. An integral garage provides added security
- Upstairs are three double bedrooms – the master and bedroom 2 both with en suite – a single bedroom, a family bathroom and a computer room/study



#### Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Family/Dining	6432 x 4201mm	21'1" x 13'9"
Utility	1963 x 2034mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2733 x 5592mm	9'0" x 18'4"

(Approximate dimensions)



#### First Floor

Bedroom 1	3417 x 4272mm	11'3" x 14'0"
En Suite 1	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3388 x 3025mm	11'1" x 9'11"
En Suite 2	2050 x 1725mm	6'9" x 5'8"
Bedroom 3	2774 x 3919mm	9'1" x 12'10"
Bedroom 4	2752 x 3388mm	9'0" x 11'1"
Computer Room	2333 x 2023mm	7'8" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
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	CYL	Cylinder	dw	Dishwasher space		



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## NESS CASTLE, DORES ROAD, INVERNESS IV2 6DH

