



BORLUM
MEADOWS

BY COMPASS

A HOME FOR ALL SEASONS

Borlum Meadows is an exciting new housing development by Compass Building and Construction Services. Designed by award-winning architects, Borlum Meadows will maintain the look and feel of the local community while offering a choice of contemporary homes, with superb views of the surrounding landscape and beyond.

Enjoying clever design features and situated close to the centre of Drumnadrochit, Borlum Meadows has something to offer everyone. The development is within reach of local amenities including a general store, GP, pharmacy, deli, cafes and restaurants. Families are also catered for, with both primary and secondary schools within easy walking distance. There are pitches and playparks nearby, providing an abundance of entertainment for little ones and opportunities to enjoy the outdoors.

The bespoke combination of open-plan living and selective use of natural materials reinforces connections to the surroundings, whilst also providing an impressive space that's sure to compliment modern day life. Thoughtfully designed to encourage a balance of community life and nature, Borlum Meadows is the perfect place to call home.



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SITEPLAN

This illustration is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ from that indicated. Please ask our Selling Agents for the most up-to-date details.



Plots marked with an asterisk* denote a 'mirrored floorplan' to that shown within the following pages

BORLUM MEADOWS KEY



EIGG SEMI
3 Bedroom Semi-detached Villa



JURA
4 Bedroom Detached Villa



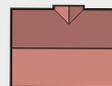
EIGG
3 Bedroom Detached Villa



LEWIS
4 Bedroom Detached Villa



HARRIS
3 Bedroom Detached Villa



IONA
3 Bedroom Detached Bungalow

BY COMPASS



3 BEDROOM SEMI-DETACHED VILLA

EIGG

PLOT NO.

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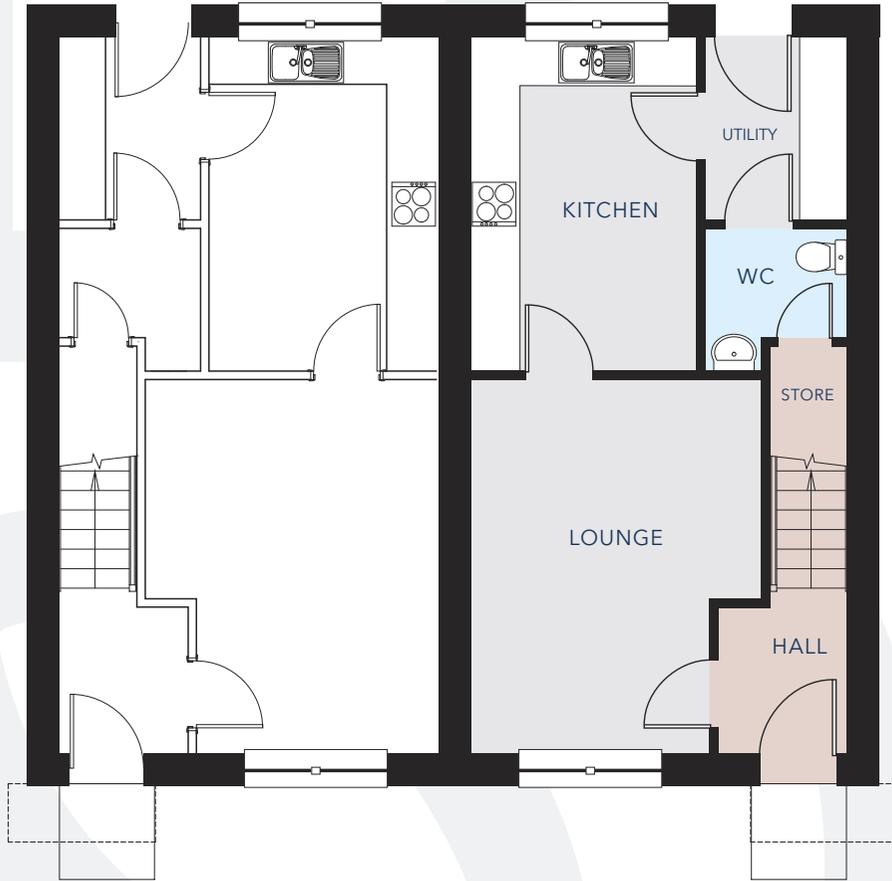
Our popular EIGG design offers spacious accommodation arranged over two floors.

The ground floor provides a good sized lounge leading to the well-appointed kitchen and separate utility room with access to a convenient ground floor WC.

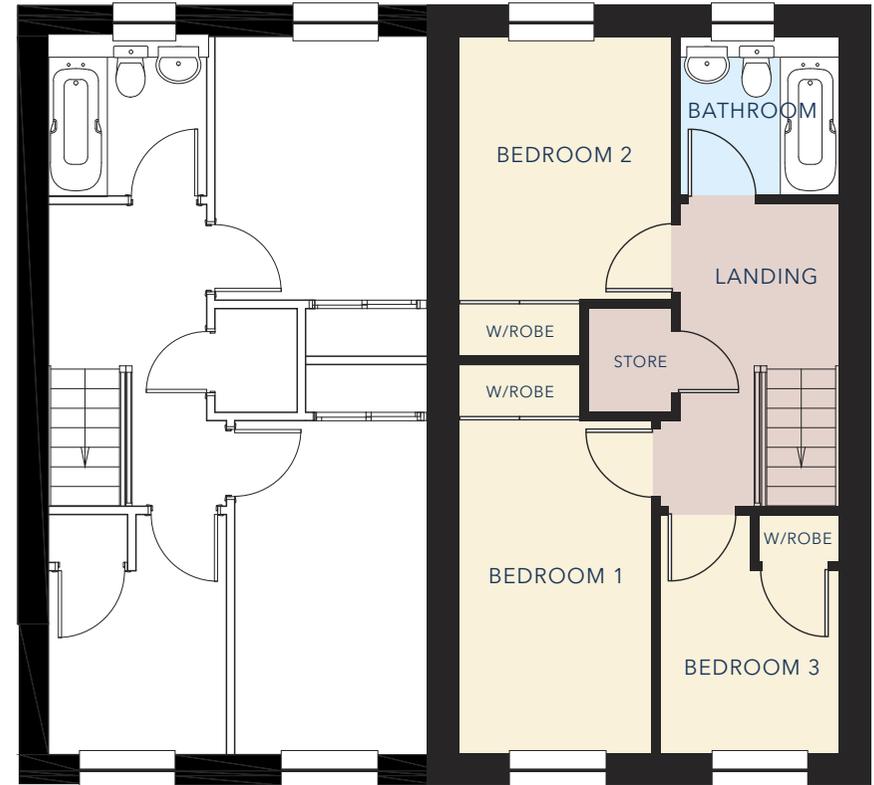
On the first floor two double bedrooms with fitted wardrobes, a third bedroom and family bathroom featuring an over-bath shower complete the look of this fabulous entry level Borlum Meadows property.

All measurements are approximate and taken from the widest point.
 Whilst the overall square meterage will remain the same,
 the individual room measurements may have variations to that shown.

TOTAL 86m²



GROUND FLOOR



FIRST FLOOR

Lounge	3.67m x 4.70m	12'0" x 15'5"
Kitchen	2.87m x 4.19m	9'5" x 13'9"
Utility	1.80m x 2.30m	5'11" x 7'7"
WC	1.80m x 1.80m	5'11" x 5'11"

Bedroom 1	2.42m x 4.18m	7'11" x 13'9"
Bedroom 2	2.67m x 3.30m	8'9" x 10'10"
Bedroom 3	2.25m x 3.00m	7'5" x 9'10"
Bathroom	2.00m x 2.00m	6'7" x 6'7"

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3 BEDROOM DETACHED VILLA

EIGG

PLOT NO.

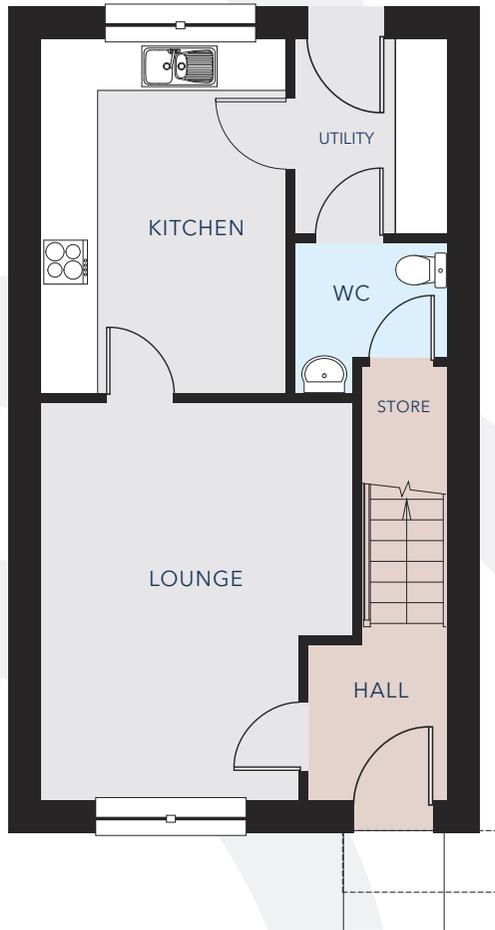
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Offering the same fantastic features and room layout as our popular EIGG (semi-detached) but with all the advantages of a fully detached property.

Generously proportioned fenced and turfed gardens provide home owners of the three-bedroomed 'EIGG DETACHED' with the opportunity to individualise their outdoor space as well as the interior. Plus, detached living provides the bonus of increased privacy, making this a perfect first home purchase.

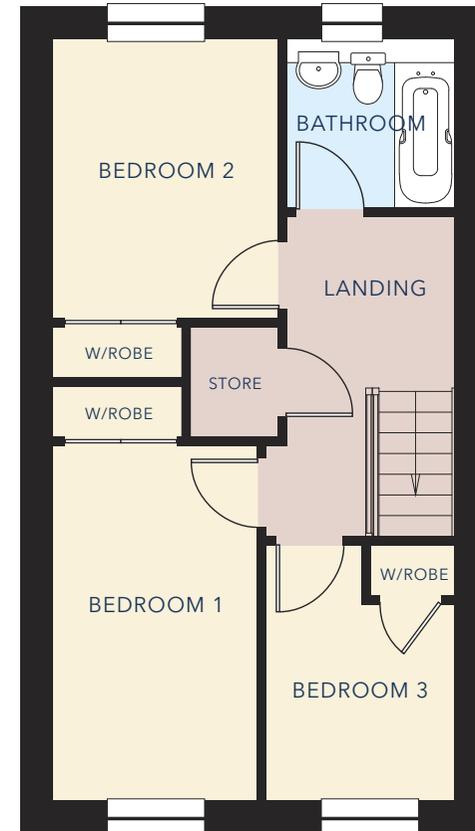
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TOTAL 86m²



GROUND FLOOR

Lounge	3.67m x 4.70m	12'0" x 15'5"
Kitchen	2.87m x 4.19m	9'5" x 13'9"
Utility	1.80m x 2.30m	5'11" x 7'7"
WC	1.80m x 1.80m	5'11" x 5'11"



FIRST FLOOR

Bedroom 1	2.42m x 4.18m	7'11" x 13'9"
Bedroom 2	2.67m x 3.30m	8'9" x 10'10"
Bedroom 3	2.25m x 3.00m	7'5" x 9'10"
Bathroom	2.00m x 2.00m	6'7" x 6'7"

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3 BEDROOM DETACHED VILLA

HARRIS

PLOT NO.

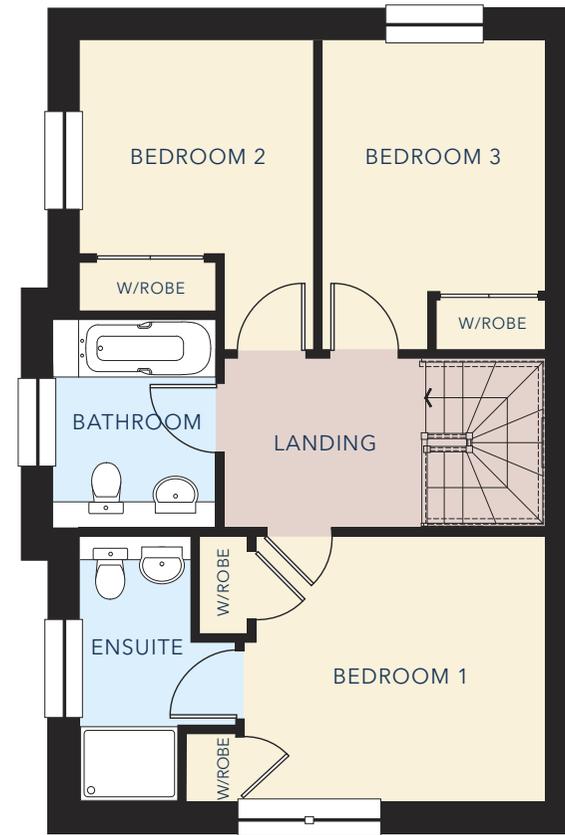
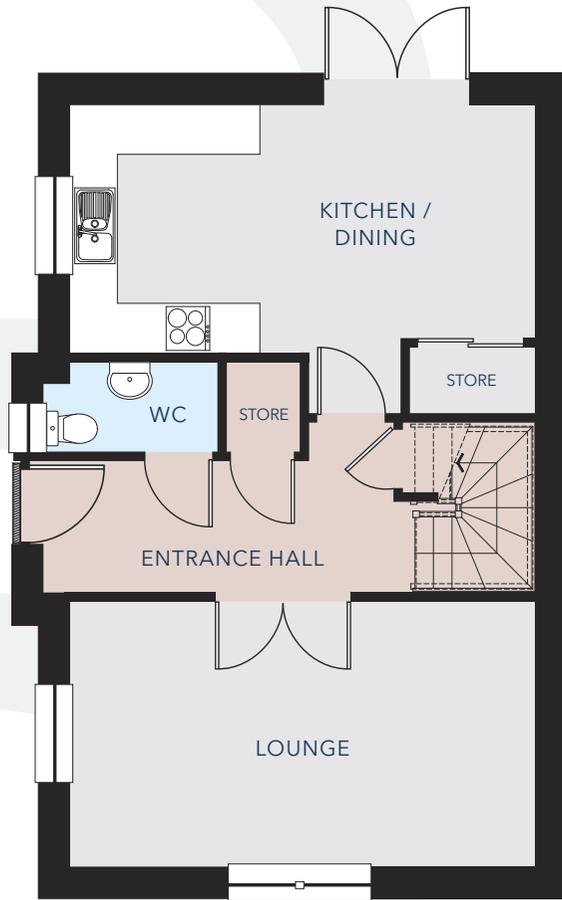
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All five of our sought-after 'HARRIS' homes offer prime corner plot positions.

The generous ground floor layout floods the property with natural light and brings a harmonious flow between rooms. On the first floor you will find the master bedroom with twin wardrobes and ensuite, plus two further good sized double bedrooms, both with ample storage and shared family bathroom, featuring over-bath shower.

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TOTAL 109m²



GROUND FLOOR

FIRST FLOOR

Lounge	5.71m x 3.21m	18'9" x 10'6"
Kitchen / Dining	5.71m x 3.01m	18'9" x 9'11"
WC	2.15m x 1.10m	7'1" x 3'7"

Bedroom 1	3.70m x 3.23m	12'2" x 10'7"
Ensuite	1.91m x 3.23m	6'3" x 10'7"
Bedroom 2	2.86m x 3.77m	9'5" x 12'4"
Bedroom 3	2.75m x 3.77m	9'0" x 12'4"
Bathroom	2.52m x 2.00m	8'3" x 6'7"

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4 BEDROOM DETACHED VILLA

JURA

PLOT NO.

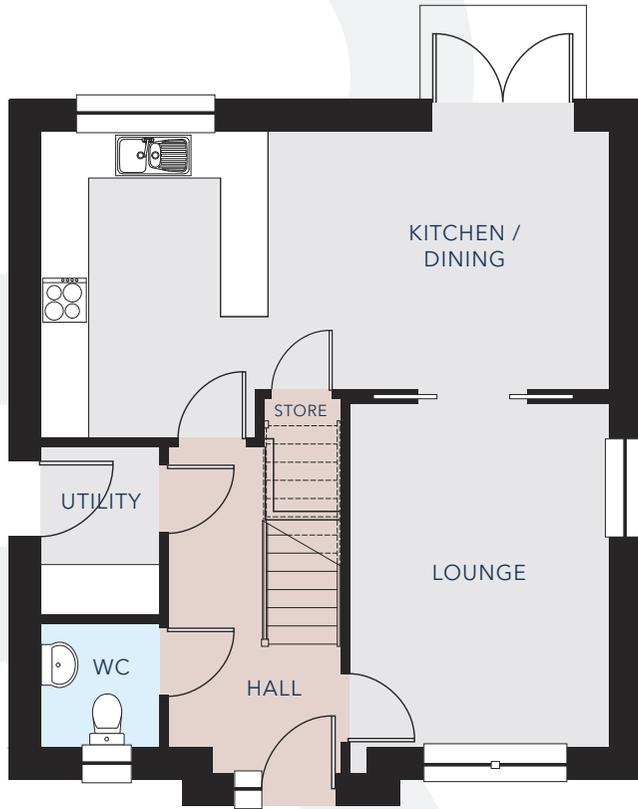
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Our 'JURA' is a flexible family home awarding a bright, open-plan feel throughout the ground floor. The dual aspect lounge flows directly to the spacious kitchen/dining area via modern pocket sliding doors, which can be closed off to create a more traditional layout, if desired.

The first floor hall leads to the enviably spacious master bedroom with ensuite shower room, two further bedrooms also with fitted wardrobes plus fourth bedroom and family bathroom with over-bath shower.

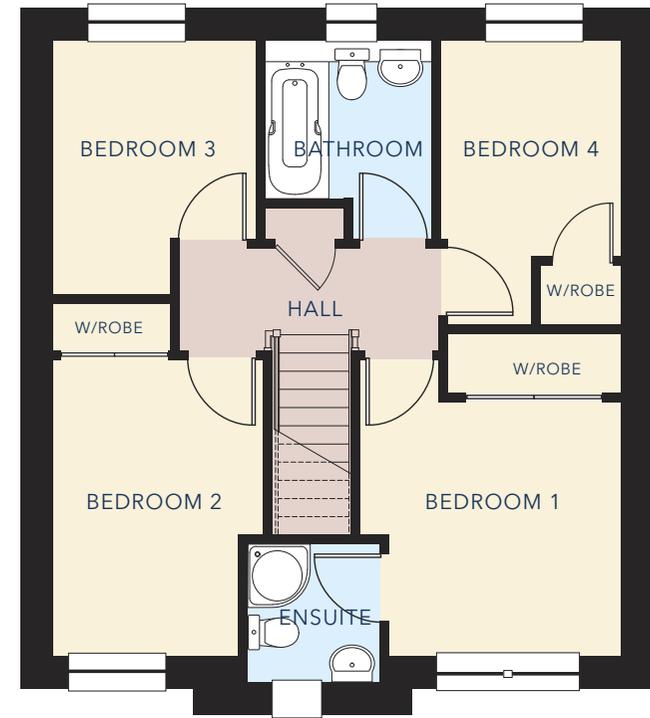
All measurements are approximate and taken from the widest point.
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TOTAL 112m²



GROUND FLOOR

Lounge	3.28m x 4.36m	10'9" x 14'4"
Kitchen / Dining	7.18m x 3.85m	23'7" x 12'8"
Utility	2.09m x 1.50m	6'10" x 4'11"
WC	1.50m x 1.57m	4'11" x 5'2"



FIRST FLOOR

Bedroom 1	3.30m x 3.72m	10'10" x 12'2"
Ensuite	1.68m x 1.75m	5'6" x 5'9"
Bedroom 2	2.66m x 3.72m	8'9" x 12'2"
Bedroom 3	2.57m x 3.20m	8'5" x 10'6"
Bedroom 4	2.28m x 3.58m	7'6" x 11'9"
Bathroom	2.12m x 2.50m	6'11" x 8'2"

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4 BEDROOM DETACHED WITH GARAGE

LEWIS

PLOT NO.

12 | 14 | 17

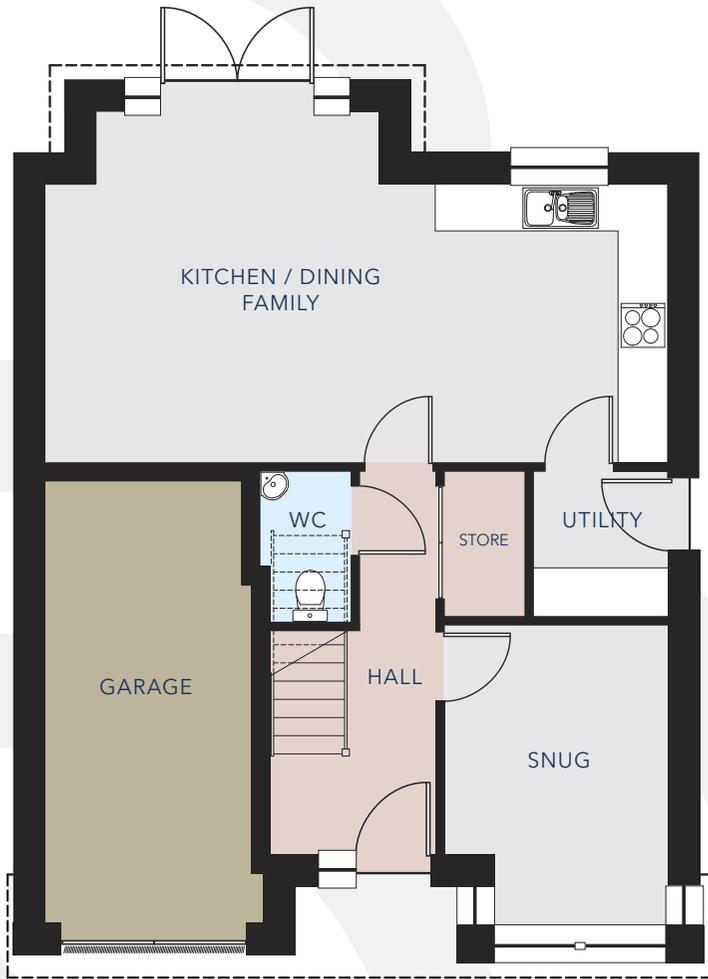
Our 'LEWIS' design offers a desirable family living space comprising of large open-plan kitchen/dining, bright lounge swathed in natural light, separate utility and WC as well as a fully integrated garage.

The upstairs hall accesses the master bedroom featuring ensuite shower room, a further three good sized bedrooms and family bathroom.

Our 'LEWIS' property packs plentiful storage options to benefit the busiest of modern family life.

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TOTAL 122m²
 (Excluding Garage)



GROUND FLOOR



FIRST FLOOR

Snug	3.74m x 2.83m	12'3" x 9'3"
Kitchen/Dining/Family	7.85m x 4.57m	25'9" x 15'0"
Utility	1.70m x 1.80m	5'7" x 5'11"
WC	1.15m x 1.87m	3'9" x 6'2"
Garage	2.67m x 5.60m	8'8" x 18'4"

Bedroom 1	5.02m x 3.49m	16'6" x 11'5"
Ensuite	2.75m x 1.39m	9'0" x 4'7"
Bedroom 2	2.78m x 4.10m	9'1" x 13'5"
Bedroom 3	2.23m x 3.00m	7'4" x 9'10"
Bedroom 4	2.63m x 3.00m	8'8" x 9'10"
Bathroom	2.75m x 2.00m	9'0" x 6'7"

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3 BEDROOM DETACHED BUNGALOW

IONA

PLOT NO.

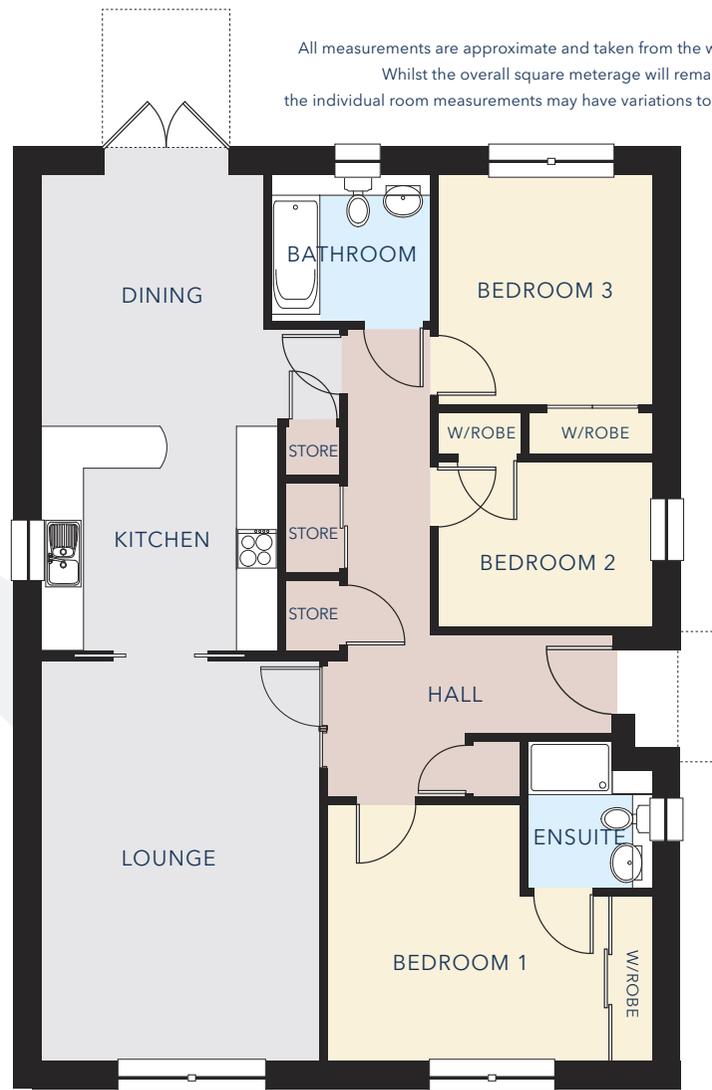
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The airy open-plan layout encompasses a generous lounge that flows directly into a well-appointed kitchen and emerges into a roomy dining/snug area... the perfect entertaining space.

Add to that three well proportioned bedrooms, all with fitted wardrobes, ensuite, family bathroom and stacks of storage space, our 'IONA' single storey home undeniably has it all.

TOTAL 111m²

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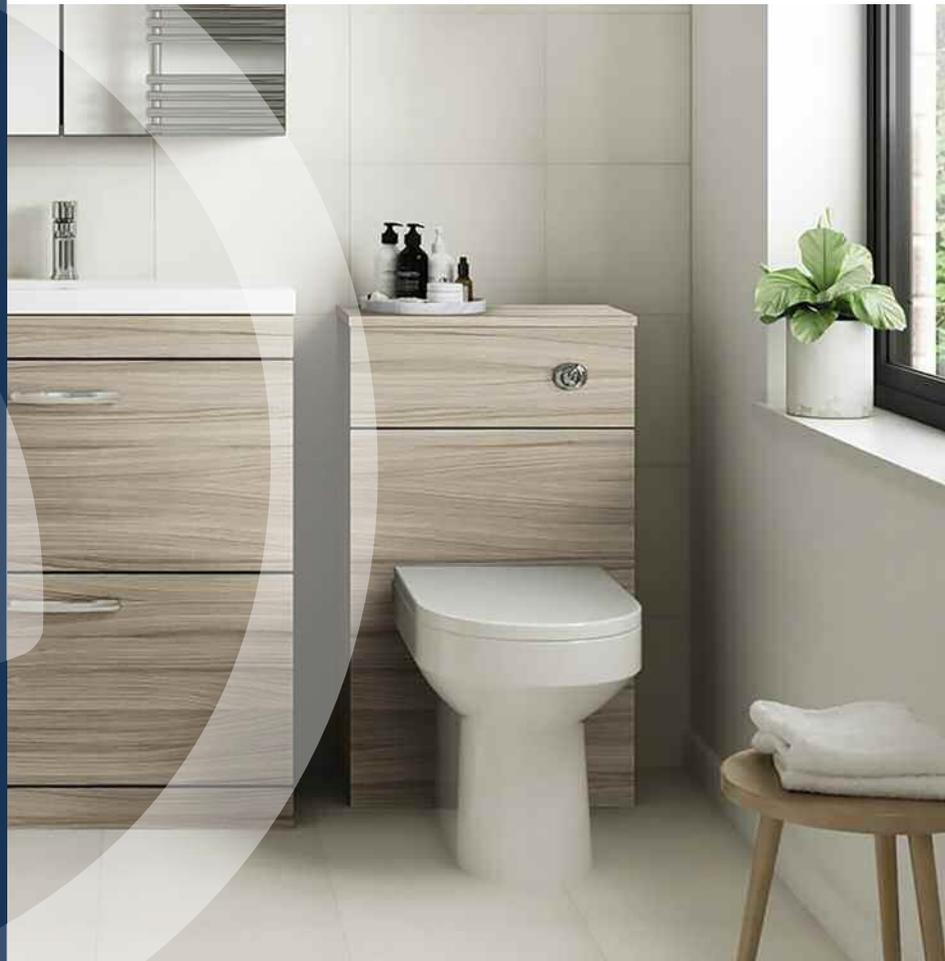


BUNGALOW FLOOR PLAN

Lounge	4.00m x 5.80m	13'1" x 19'0"	Bedroom 1	4.00m x 3.70m	13'1" x 12'2"
Kitchen / Dining	3.40m x 6.80m	11'2" x 22'4"	Ensuite	2.10m x 1.80m	6'11" x 5'11"
Bathroom	2.30m x 2.10m	7'7" x 6'11"	Bedroom 2	3.10m x 2.37m	10'2" x 7'9"
			Bedroom 3	3.10m x 3.30m	10'2" x 10'10"



LIFESTYLE



KITCHEN

- Luxury fitted kitchen cabinetry with soft-close mechanism
- Black 4 zone induction hob
- Stainless steel electric single oven
- Stainless steel extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Free standing washing machine
- Stainless steel inset sink 1½ bowl
- Stainless steel mixer tap
- 100mm splashback (to match worktop)
- Coloured glass splashback (to rear of hob)
- LED under-unit feature lighting

UTILITY

- Luxury fitted kitchen cabinetry with soft-close mechanism to match kitchen
- 100mm splashback (to match worktop)

OPTIONAL UPGRADES

Our Advisors are at your disposal to help tailor your new home to your unique requirements. Optional upgrades are available on almost all of the property finishes, please just ask.

BATHROOMS / ENSUITES / WCs

- Ideal Standard ilife sanitaryware
- Fitted vanity units
- Back to wall WC concealed cistern (excl WC)
- Closed coupled WC and cistern (WC)
- Bath fitted with shower mixer taps and curved over-bath shower (bathroom)
- Ideal Lite shower tray with Kubos slider shower door (ensuite)
- Ceramic tiling splashbacks
- Full height ceramic tiling shower
- White matt emulsion (Internal walls/ceilings)
- Feature lighting (downlights)
- Feature mirror (bathroom where space allows)

PLUMBING / HEATING

- Mitsubishi Eco-Dan Air source heat pump
- White finish thermostatic radiators

INTERIOR FINISH

- Square spindle staircase with chamfered newel post and cap. Redwood handrail
- Soft grey matt emulsion (Internal walls)
- White matt emulsion (ceilings)
- Brilliant white eggshell (woodwork)
- Oak veneered pre-finished doors
- Glazed oak veneered doors
- Polished chrome hardware
- TV & satellite points (main rooms)
- Cat 6 cabling (lounge)
- Pendant light fittings throughout, fitted with low energy bulbs
- White sockets and light switches
- Mains operated smoke detectors
- Mains connected CO2 detectors
- Timloc 'Push Up' ceiling/loft hatch

EXTERIOR FINISH

- Lantern with PIR to front
- Round bulkhead light fitting to rear
- Hardwired doorbell
- Block paving driveway
- Grey paved paths to rear door and garden
- Turfed front and rear garden
- 1m timber slatted division fence between rear gardens
- 1.8m high rear timber slatted fence
- Rotary clothes line

Compass Building and Construction Services has long been a name synonymous with style, elegance and quality builds. We take pride in providing premium homes in some of the most picturesque areas of the Highlands. From a one-bedroom apartment to a six-bedroom family home, we always apply the same exacting standards of craftsmanship and attention to detail, for which we are renowned.

We take great care to ensure that we remain sensitive to the areas we develop, taking inspiration from our surroundings and creating properties with both poise and purpose, reflective of local history and habitat. Ultimate emphasis is placed on the needs of our customers, surpassing their expectations, for decades to come.

The team behind Compass Building and Construction Services is committed to providing the upmost client care and have hand-picked Tailormade Moves as our dedicated Sales Agents at Borlum Meadows to ensure that you receive the personal touch and attention that you deserve. They are at your disposal to guide you through your new purchase and if you commit in good time, they will help customise your Borlum Meadows home to fit your lifestyle perfectly.



BORLUM
MEADOWS

SET YOUR BEARINGS

Borlum Meadows sits on the outskirts of the pretty village of Drumnadrochit. Set amongst the great Glens of the Highlands, it is renowned as one of the most scenic destinations in Scotland, with the iconic Urquhart Castle and Loch Ness only a short distance away.

The development is within walking distance of the Loch itself, nestled in a pretty spot surrounded by hills, woodland trails and forestry, yet is only 15 miles from the Highland Capital of Inverness. Arguably, the best of country living with something for everyone.



LOCATION

Directions:

From Inverness take the A862 to Drumnadrochit. At the Loch Ness Visitor Centre, turn left over the stone bridge. Continue for approximately one mile until you reach Lewiston roundabout. At the round about take the first exit. Borlum Meadows sales office is on the left, just past the Scotmid.

Sat Nav: IV63 6AG

We look forward to welcoming you...

Borlum Meadows
Dal of Borlum
Lewiston
Drumnadrochit
Scotland IV63 6AG



All prospective enquiries directed solely via our Selling Agents:



The Greenhouse Beechwood Business Park Inverness IV2 3BL

01463 233218

info@tailormademoves.co.uk

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008.

The Developer operates a policy of continual development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and the Developer reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intended purchasers, the information is intended as a guide only. Photographs and illustrations in this brochure are indicative of a property finish therefore any computer generated images and photographs do not necessarily represent the actual finishings, elevations or treatments, furnishings and fittings at our Borlum Meadows development. Room measurements are approximate and whilst the overall square meterage of the property will remain the same, the individual room measurements may have variations to that shown. Nothing contained in this brochure shall constitute or form part of any contract.