



FAIRVIEW MEADOWS

INVERNESS 3 AND 4 BEDROOM HOMES



Building exceptional homes in desirable locations...

For more than 95 years, Tulloch Homes has been building thoughtfully designed, well-constructed homes to the highest specification. Established in the Highlands, the company has built a reputation for creating beautiful new homes in carefully selected locations throughout Scotland.

Our carefully chosen locations inspire our homebuyers to make the most of their fabulous new home and the surrounding area.

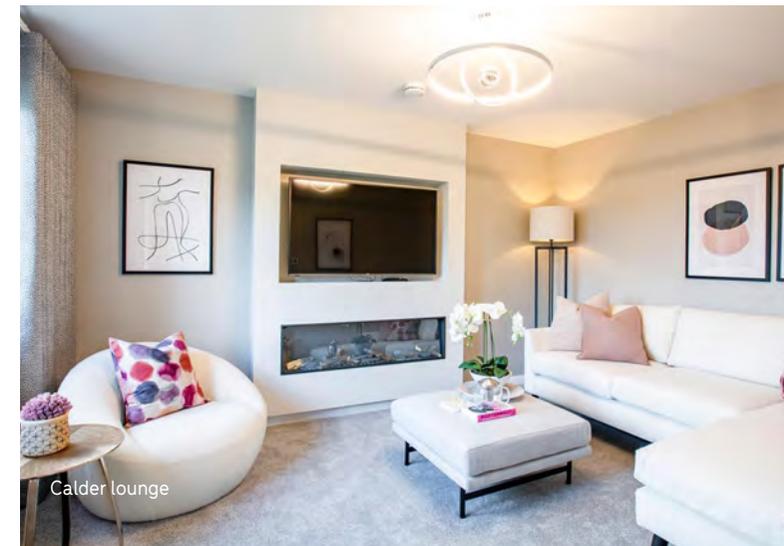
Tulloch's commitment to traditional building skills, attention to detail and experience ensure that your new home delivers on all counts – backed by a comprehensive NHBC 10 year warranty for additional peace of mind.

Tulloch have certainly upheld their reputation with regards to customer service, build quality, and aftercare. I would recommend them to anyone.

Tulloch Home purchaser at Fairview



The Calder



Calder lounge



For more than 95 years, Tulloch Homes has been building thoughtfully designed, well-constructed homes to the highest specification.

The perfect space to call your own

At Fairview Meadows, Slackbuie, Inverness we are proud to offer a choice of contemporary three and four bedroom homes. Fairview Meadows offers a delightful setting enjoying spectacular views over the city, towards the hills beyond the Highland capital, and has excellent local facilities on the doorstep.

There are retail and business parks close by, and the A9 and A96 are 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. 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.



Willow living room



The hallmark of every Tulloch home is its comfort and style, augmented by high-quality interior finishes and fittings.



Taxi Bedroom

Choosing a brand new Tulloch home is your first step towards owning a home that makes you truly proud.



Experience the advantages of buying a new Tulloch home...

Ask our friendly sales consultant for details, but suffice to say you will find expertly designed kitchens by Ashley Ann, integrated appliances, well appointed bathrooms and en suites, high quality finishes, gas and solar photovoltaic heating, and bright, airy rooms and living areas.

If you commit to purchase in good time, you can choose from a wide selection of top quality kitchen, bathroom and en suite finishes to add style to your new home.

The decision to buy a new home not only offers all the advantages of style and comfort, it also has practical consequences for achieving eco-friendly standards. Tulloch Homes, with its core values of new and traditional building techniques and understanding of lifestyle needs and environmental respect, is the natural choice for today's style and energy conscious homebuyer.

As well as gas and solar PV central heating, our homes feature double glazing for optimum energy efficiency, plus security windows, fire resistant materials, circuit breakers and smoke alarms for greater safety. Tulloch Homes have an average EPC rating of B.

Older houses simply can't offer the same levels of comfort, security and protection. What's more, your brand new Tulloch home comes with a 10 year NHBC warranty – giving you complete peace of mind.

So if you are looking for the perfect home, Fairview Meadows offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms. It all adds up to that touch of style and quality we like to call the Tulloch Touch.

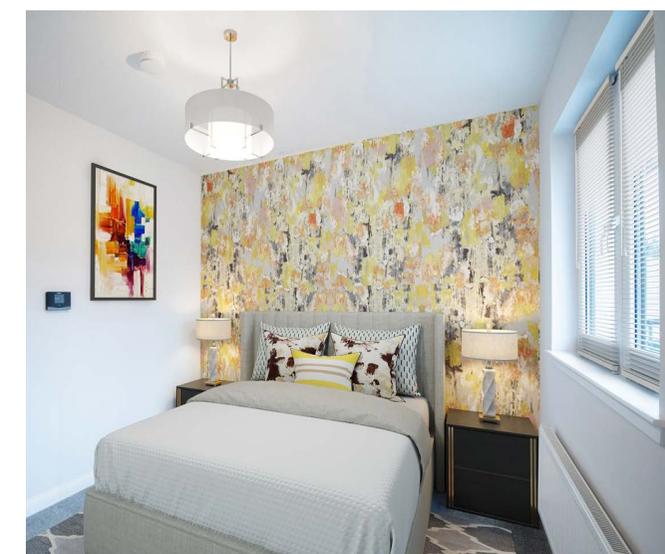
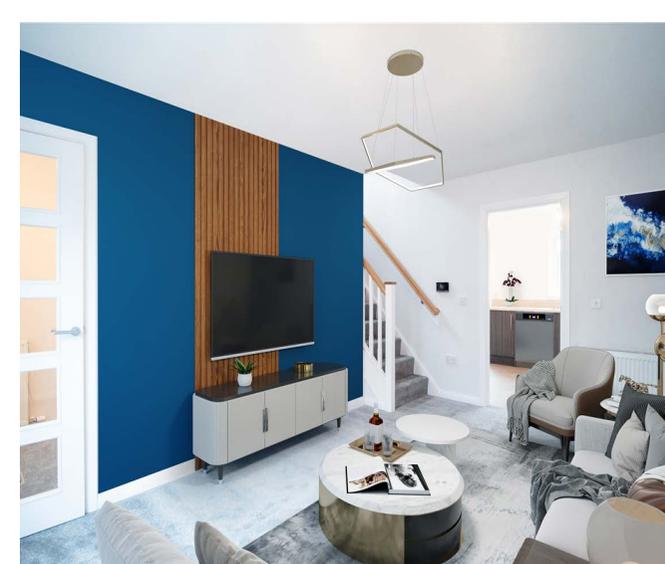


PREMIER COLLECTION

The Torrin

3 bedroom semi-detached villa at Fairview Meadows

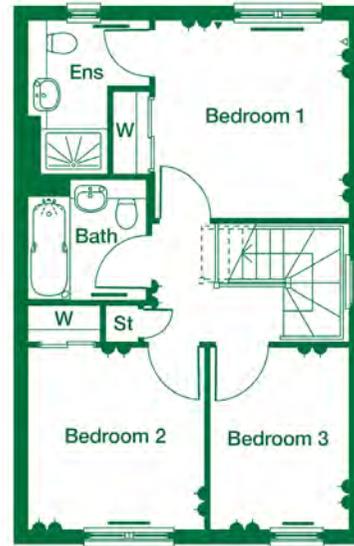




The Torrin

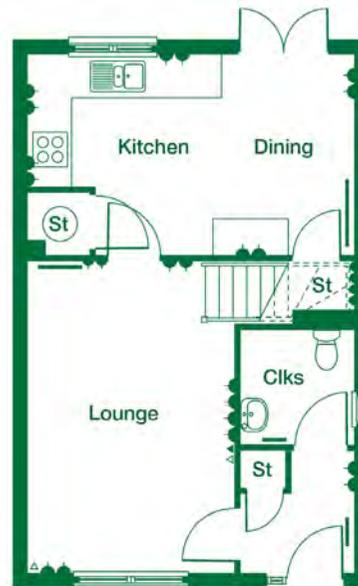
3 bedroom semi detached villa

The Torrin is a delightful 3 bedroom semi-detached home, with a high specification throughout. The ground floor comprises an open-plan kitchen/dining room, perfect for entertaining, with French doors leading to the rear garden. A separate lounge located to the front provides a lovely space to relax and unwind, with storage and WC/cloakroom accessed from the entrance hall. Upstairs, the main bedroom benefits from fitted wardrobes, complete with en suite shower-room including sleek fitted vanity unit and feature mirror. Two further bedrooms and a family bathroom are located on this level, with additional storage, presenting the ideal family home.



First Floor

Bedroom 1	3.23m x 3.16m	10' 7" x 10' 4"
En suite	2.51m x 2.02m	8' 2" x 6' 7"
Bedroom 2	2.97m x 2.93m	9' 8" x 9' 7"
Bedroom 3	2.97m x 2.25m	9' 8" x 7' 4"
Bathroom	1.98m x 1.96m	6' 5" x 6' 5"



Ground Floor

Lounge	4.47m x 3.49m	14' 7" x 11' 5"
Dining/Kitchen	4.73m x 3.79m	15' 6" x 12' 5"
Cloakroom	2.26m x 1.20m	7' 4" x 3' 11"

*Above 3D plans show Semi Left

*Above 2D plans show Semi Right

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Stainless steel 4 burner gas hob
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with matching bath panel and dual control taps
- Ceramic wall tiling above vanity unit and bath, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
- Mira Jump electric shower
- Shower tray with slider shower door/screen
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to en suite and WC
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs/images are used for illustrative purposes only. July 2023

PREMIER COLLECTION

The Calder

3 bedroom detached villa at Fairview Meadows





THE CALDER

3 bedroom detached villa

An attractive family home, the Calder provides a front aspect lounge with a versatile layout allowing options for placing of furniture. This contemporary home also offers a kitchen/dining room with French doors leading to the rear garden, and benefits from a downstairs WC and under stair storage. Upstairs, the Calder features two double bedrooms, both boasting fitted wardrobes, with the main bedroom also featuring an en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom.



First Floor

Bedroom 1	3.22m x 3.03m	10' 6" x 9' 11"
En suite	2.22m x 2.31m	7' 3" x 7' 6"
Bedroom 2	3.16m x 2.54m	10' 4" x 8' 4"
Bedroom 3	2.88m x 2.18m	9' 5" x 7' 1"
Bathroom	2.15m x 1.84m	7' 0" x 6' 0"



Ground Floor

Lounge	4.45m x 3.31m	14' 7" x 10' 10"
Dining/Kitchen	5.44m x 2.86m	17' 10" x 9' 4"
Cloakroom	2.29m x 1.30m	7' 6" x 4' 3"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand*
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern with push button flush
- Mira Jump electric shower
- Shower tray with slider shower door/screen to suit
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom, en suite and WC
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGLs are used for illustrative purposes only.
October 2022

PREMIER COLLECTION

The Elm

3 bedroom detached villa at Fairview Meadows

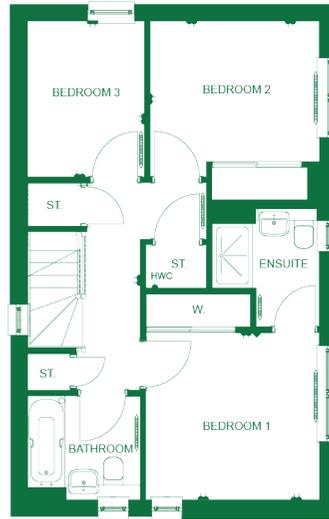




THE ELM

3 bedroom detached villa

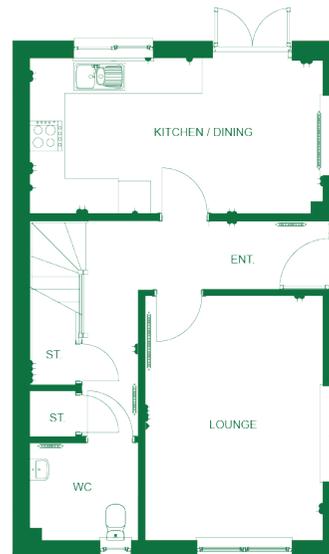
The Elm is a lovely 3 bedroom family home featuring a contemporary open plan kitchen/dining room, perfect for entertaining, with French doors opening to the patio area in the rear turfed garden. The luxury kitchen by Ashley Ann includes a selection of Bosch appliances. A separate lounge located to the front of the property creates a lovely space to relax and unwind. Upstairs, the home features three bedrooms. Bedroom 1 benefits from a fitted wardrobe and en suite shower room. The family bathroom is also located on the first floor, which features a shower over the bath and fitted vanity units to provide a sleek finish.



FIRST FLOOR PLAN

First Floor

Bedroom 1	3.23m x 3.10m	10' 7" x 10' 2"
En suite	2.24m x 2.00m	7' 4" x 6' 6"
Bedroom 2	3.16m x 2.60m	10' 4" x 8' 6"
Bedroom 3	2.88m x 2.18m	9' 5" x 7' 1"
Bathroom	2.10m x 1.93m	6' 10" x 6' 10"



GROUND FLOOR PLAN

Ground Floor

Lounge	4.49m x 3.29m	14' 8" x 10' 9"
Dining/Kitchen	5.44m x 2.86m	17' 10" x 9' 5"
Cloakroom	2.26m x 1.20m	6' 7" x 5' 10"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern with push button flush
- Mira Jump electric shower
- Shower tray and sliding shower screen/door to suit
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/ satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom, cloakroom and en suite
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only. October 2022

PREMIER COLLECTION

The Tweed

4 bedroom detached villa at Fairview Meadows

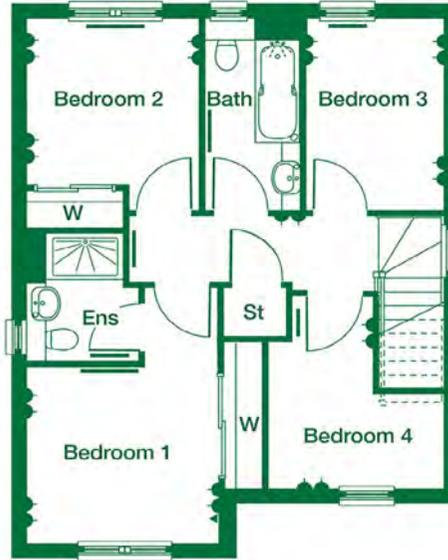




THE TWEED

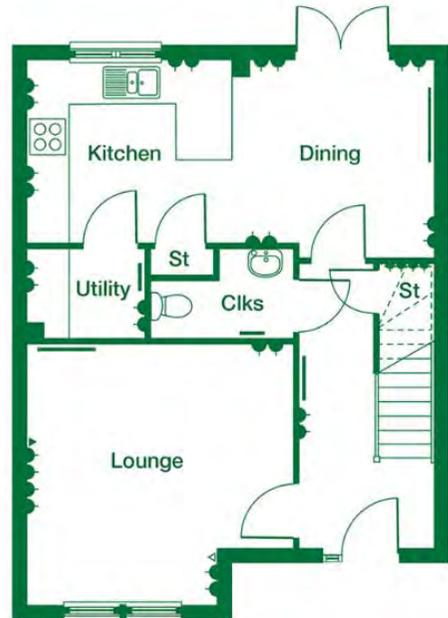
4 bedroom detached villa

The Tweed is a stunning 4 bedroom detached home, with a high specification throughout. The ground floor comprises an open-plan kitchen/dining room, with flexible space for both casual dining at the breakfast bar and dining space with French doors leading to the rear garden. There is a separate utility room located off the kitchen, with the WC/cloakroom accessed from the hall. The lounge is located to the front, providing space to relax and unwind. Upstairs, the main bedroom benefits from fitted wardrobes, complete with en suite shower-room including vanity unit and feature mirror. Bedroom 2 includes fitted wardrobes, with two further bedrooms and a family bathroom located on this level presenting an excellent family home.



First Floor

Bedroom 1	4.22m x 2.97m	13' 10" x 9' 8"
En suite	2.07m x 1.82m	6' 9" x 5' 11"
Bedroom 2	2.70m x 2.67m	8' 10" x 8' 9"
Bedroom 3	3.11m x 2.10m	10' 2" x 6' 10"
Bedroom 4	3.17m x 2.61m	10' 4" x 8' 6"
Bathroom	3.11m x 1.48m	10' 2" x 4' 10"



Ground Floor

Lounge	4.29m x 4.11m	13' 9" x 13' 5"
Dining/Kitchen	6.45m x 2.84m	21' 1" x 9' 3"
Utility	1.83m x 1.41m	6' 0" x 4' 7"
Cloakroom	2.24m x 1.41m	7' 4" x 4' 7"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Egger worktop with matching upstand

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
- Mira Jump electric shower
- Shower tray and sliding shower screen/door to suit
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/ satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom and en suite
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only. Aug 2023

PREMIER COLLECTION

The Willow

4 bedroom detached villa at Fairview Meadows





THE WILLOW

4 bedroom detached villa

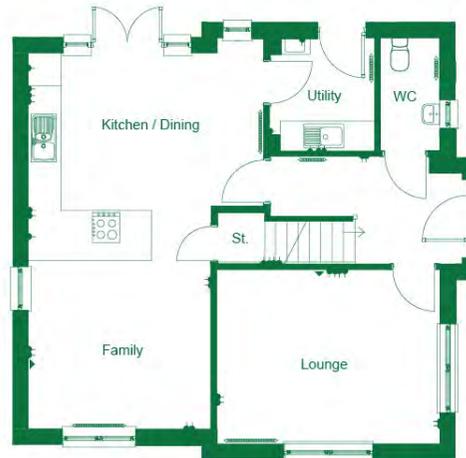
The Willow presents an exceptional 4 bedroom home over two levels. An open plan kitchen, dining and family area provides generous space for entertaining, with French doors leading to the patio and turfed rear garden. The luxury kitchen by Ashley Ann includes a selection of Bosch appliances. In addition, there is a useful utility room with a door leading to the side of the house. The hallway leads to a separate lounge located to the front of the property. Upstairs, the property features 4 bedrooms, with the main bedroom benefitting from an en suite shower room. The family bathroom is also located on the first floor, which features a shower over the bath and fitted vanity units to provide a sleek finish.



First Floor

Bedroom 1	3.76m x 3.49m	12' 4" x 11' 5"
En suite	1.95m x 2.10m	6' 4" x 6' 10"
Bedroom 2	3.20m x 2.98m	10' 5" x 8' 9"
Bedroom 3	3.11m x 2.78m	10' 2" x 9' 1"
Bedroom 4	3.39m x 2.98m	11' 1" x 9' 9"
Bathroom	2.30m x 2.26m	7' 6" x 7' 4"

First floor plan



Ground Floor

Lounge	4.47m x 3.49m	14' 7" x 11' 5"
Family Room	3.67m x 3.61m	12' 0" x 11' 10"
Dining/Kitchen	4.73m x 3.79m	15' 6" x 12' 5"
Utility	2.26m x 2.10m	7' 4" x 6' 10"
Cloakroom	2.26m x 1.20m	7' 4" x 3' 11"

Ground floor plan

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric double oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Egger worktop with matching upstand
- Stainless steel inset sink with single bowl

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern with push button flush
 - Mira Jump electric shower
 - Shower tray and sliding shower screen/door to suit
 - Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
 - Chrome towel rail
 - Feature mirror
 - Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom, cloakroom and en suite
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGI's are used for illustrative purposes only.

October 2022

PREMIER COLLECTION

The Etive

4 bedroom detached villa at Fairview Meadows





THE ETIVE

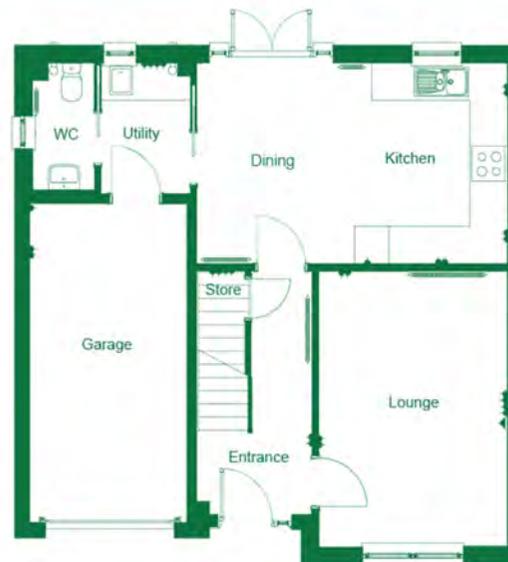
4 bedroom detached villa

The Etive is an ideal family home, a 4 bedroom detached home with integral garage and includes a high specification throughout. The ground floor comprises an open-plan kitchen/dining room, with French doors leading to the rear garden. There is a separate utility room located off the kitchen and WC/cloakroom. There is access to the integral garage from the utility room. The lounge is located to the front providing space to relax and unwind. Upstairs, the main bedroom benefits from fitted wardrobes, complete with en suite shower-room including fitted vanity unit and feature mirror. Bedroom 2 includes fitted wardrobes, with two further bedrooms and a family bathroom, making this the perfect home for the growing family.



First Floor

Bedroom 1	3.64m x 3.29m	11' 11" x 10' 9"
En suite	2.37m x 2.04m	7' 9" x 6' 8"
Bedroom 2	3.22m x 3.20m	10' 6" x 10' 5"
Bedroom 3	3.59m x 2.77m	11' 9" x 9' 1"
Bedroom 4	3.13m x 2.80m	10' 3" x 9' 2"
Bathroom	2.27m x 1.81m	7' 5" x 5' 11"



Ground Floor

Lounge	4.78m x 3.29m	15' 8" x 10' 9"
Dining/Kitchen	5.44m x 3.48m	17' 10" x 11' 5"
Utility	2.27m x 1.56m	7' 5" x 5' 1"
Cloakroom	2.22m x 1.08m	7' 3" x 3' 6"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel under-counter electric double oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Egger worktop with matching upstand
- Stainless steel inset sink with single bowl

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
- Mira Jump electric shower
- Shower tray and pivot shower screen/door to suit
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening onto patio
- Chrome ironmongery on exterior doors
- Roller shutter garage door
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom, en suite and WC
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only.

October 2022

PREMIER COLLECTION

The Tarvie

4 bedroom detached villa at Fairview Meadows

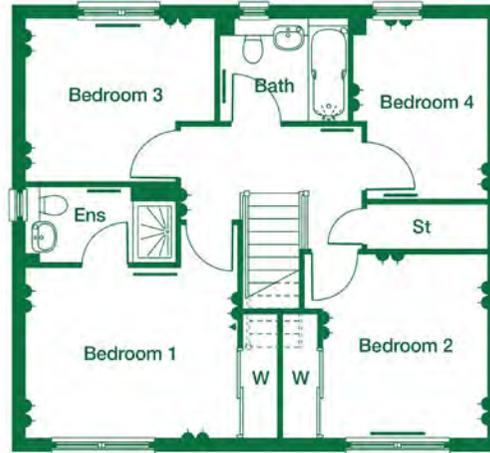




THE TARVIE

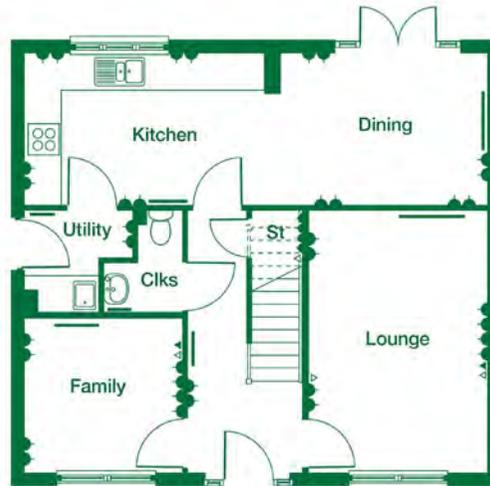
4 bedroom detached villa

The Tarvie is a stunning 4 bedroom property which is spacious, beautifully designed and well thought out. A large open plan kitchen/dining area features French doors leading to the rear turfed garden. The luxury kitchen supplied and fitted by Ashley Ann features a selection of integrated appliances by Bosch. In addition there is a useful utility room with a door leading outside. The hallway leads to the lounge and separate front aspect family room. A cloakroom and handy storage cupboard are also located on the ground floor. The first floor has four bedrooms, with the main bedroom featuring an en suite shower room. The family bathroom can also be found on this level.



First Floor

Bedroom 1	3.83m x 3.06m	12' 6" x 10' 0"
En suite	2.71m x 1.35m	8' 10" x 4' 5"
Bedroom 2	3.30m x 2.90m	10' 9" x 9' 6"
Bedroom 3	3.42m x 2.90m	11' 2" x 9' 6"
Bedroom 4	3.20m x 2.13m	10' 5" x 6' 11"
Bathroom	2.27m x 1.81m	7' 5" x 5' 11"



Ground Floor

Lounge	4.68m x 3.19m	15' 4" x 10' 5"
Dining/Kitchen	8.27m x 2.70m	27' 1" x 8' 10"
Family	2.81m x 2.73m	9' 2" x 8' 11"
Utility	1.90m x 1.85m	6' 2" x 6' 0"
Cloakroom	1.85m x 1.35m	6' 0" x 4' 5"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric double oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Egger worktop with matching upstand
- Stainless steel inset sink with single bowl

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern with push button flush
- Mira Jump electric shower
- Shower tray and sliding shower screen/door to suit
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom, cloakroom and en suite
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door and rear patio area
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only.

October 2022

PREMIER COLLECTION

The Lochalsh

4 bedroom detached villa at Fairview Meadows





THE LOCHALSH

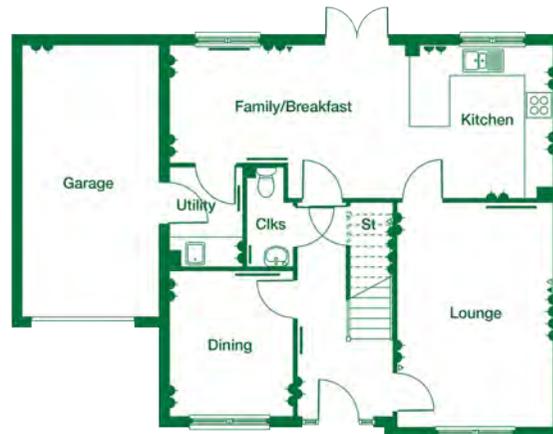
4 bedroom detached villa

The Lochalsh is a striking 4 bedroom detached family home providing fantastic accommodation on two floors. The lounge gives access to the impressive kitchen/family/breakfast area which includes integrated Bosch appliances. The breakfast area leads to the rear garden, offering a family focused space. A separate, front aspect dining room is located off the hall. Also on the ground floor is a WC and utility room with access to the integral garage. Upstairs are four bedrooms, with the main bedroom featuring a walk in wardrobe and en suite shower room. Bedrooms 2 and 3 share en suite facilities and include fitted wardrobes. Also on the upper floor is the family bathroom. Storage cupboards are provided on both the ground and first floor levels.



First Floor

Bedroom 1	3.47m x 3.42m	11' 4" x 11' 2"
En suite	2.06m x 1.60m	6' 9" x 5' 2"
Bedroom 2	3.29m x 2.79m	10' 9" x 9' 1"
En suite 2	2.79m x 1.75m	9' 1" x 5' 8"
Bedroom 3	2.90m x 2.79m	9' 6" x 9' 1"
Bedroom 4	2.68m x 2.60m	8' 9" x 8' 6"
Bathroom	2.18m x 2.16m	7' 1" x 7' 1"



Ground Floor

Lounge	4.91m x 3.47m	16' 1" x 11' 4"
Dining	3.20m x 2.70m	10' 5" x 8' 10"
Family/Breakfast/Kitchen	8.48m x 3.33m	27' 9" x 10' 11"
Utility	2.16m x 1.59m	7' 1" x 5' 2"
WC	2.16m x 1.01m	7' 1" x 3' 3"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric double oven
 - Stainless steel 4 burner gas hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Egger worktop with matching upstand
- Stainless steel inset sink with single bowl

Cloakroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
- Arc Bath with dual control two tap hole bath filler taps and bath panels to suit
- Ceramic tiling splashback above vanity unit and bath
- Chrome towel rail
- Vanity units create a sleek finish to the contemporary bathroom

En suites

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - Back to wall WC with concealed cistern and push button flush
- Methven Kiri Lever thermostatic shower with handset and chrome edge riser rail in main bedroom en suite
- Mira Jump electric shower in second en suite
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Feature mirror
- Chrome towel rail
- Vanity units create a sleek finish to the contemporary bathroom

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Door bell fitted at front door

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from kitchen, cloakroom, bathroom and en suites, which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

Fitted Wardrobes and Storage

- Walk in wardrobe to main bedroom
- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable
- Storage cupboards located in hall and landing

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- French doors with multi-point locking system opening on to patio
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Roller shutter garage door
- Double glazed windows with lockable handles, with obscured glazing to bathroom and second en suite
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only. October 2022.

Fairview Meadows

www.tulloch-homes.com



-  **The Lochalsh**
4 bedroom detached villa with garage.
-  **The Calder**
3 bedroom detached villa.
-  **The Etive**
4 bedroom detached villa with garage.
-  **The Tarvie**
4 bedroom detached villa.
-  **The Tweed**
4 bedroom detached villa.
-  **The Torrin**
3 bedroom semi detached villa.
-  **The Elm**
3 bedroom detached villa.
-  **The Willow**
4 bedroom detached villa.

*Denotes mirrored house type.

Fairview on SatNav: IV2 6FD

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.

Fairview Meadows

www.tulloch-homes.com



www.tulloch-homes.com



Sat Nav: IV2 6FD

Directions to Fairview Meadows

From the A9 (North and South) take the exit for Culcabock/Hilton.

At the first roundabout, take the exit for the B8082 (Sir Walter Scott Drive). Continue to follow the B8082 and go through two roundabouts. Exit left at the third roundabout. Continue along this road and Fairview Meadows is the second entrance on the left.

 **Tulloch Homes**

Stoneyield House, Stoneyield Business Park, Inverness IV2 7PA
Email: hello@tulloch-homes.com Tel: 01463 229309



The images of interiors used in this brochure are of typical Tulloch Homes.