

 Tulloch Homes



WESTER INSHES

INVERNESS STUNNING CONTEMPORARY APARTMENTS



Building exceptional homes
in desirable locations...

Wester Inshes Inverness

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

I found Tulloch houses to be of high specification, well designed and of high quality. I also liked the Wester Inshes area, it's quiet and well laid out. It was a great experience and I would do it again.

Tulloch Home purchaser at Wester Inshes

Choose your perfect new home in the thriving city of Inverness...



Wester Inshes is a highly desirable development in an outstanding location in the Highland capital. Ideally located close to Inshes Retail Park and Beechwood Business Park, and adjacent to the newly created rolling parklands of Inshes District Park, Wester Inshes provides a unique opportunity to enjoy the convenience of a city setting, and idyllic country lifestyle on your doorstep. Choose the living space that suits your lifestyle, from a selection of two bedroom homes, all finished to the highest specification.

All Tulloch homes at Wester Inshes offer excellent interior finishes and top quality fittings, including expertly designed kitchens, modern bathrooms and boast the latest energy saving features.

Our attention to detail, supported by over 95 years of experience, ensures that as well as looking good and performing to the highest standards, your new home is strong, secure and safe.

Inverness is a growing vibrant city, providing an unparalleled balance of city and country living. It delivers a dynamic mix of rich cultural heritage, lively entertainment, excellent restaurants and great shopping, along with a host of outdoor activities.

Wester Inshes offers easy access to the A9, the A96 and Inverness' international airport. With the new west link road now open in Inverness, the development also provides easy access to the West-side of the city and the A82, the gateway to the Great Glen.

You'll find excellent facilities and superb schools close to Wester Inshes, along with an abundance of nearby attractions, including the world-famous Loch Ness, outstanding golf courses, cycling trails, ancient castles and forest walks.

There's no doubt about it – a quality new home at Wester Inshes offers the ultimate lifestyle.

Make an appointment to visit today!

Experience the advantages of buying a new home...

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



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

Ask our friendly sales consultant for details, but suffice to say you will find expertly designed kitchens, integrated appliances, well appointed bathrooms and en suites, high quality finishes, energy efficient gas central 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.

So if you are looking for the perfect apartment, Wester Inshes 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.

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 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. Modern building materials also mean that your home stays in prime condition for much longer.

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.

PREMIER COLLECTION

The Broom

2 bedroom cottage flat

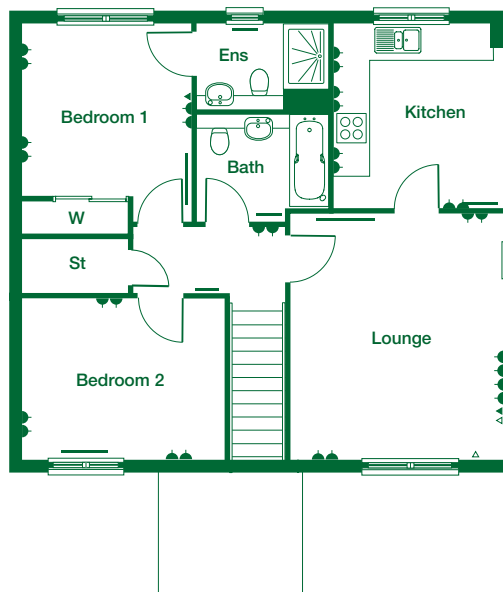




THE BROOM

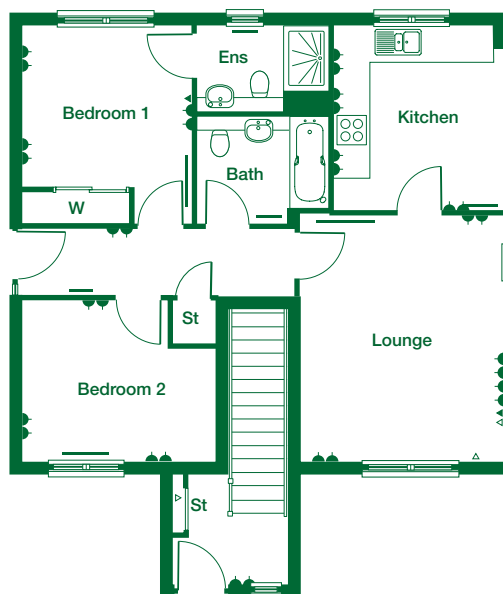
2 bedroom cottage flat

The Broom is a contemporary cottage flat, which comes fitted with quality flooring throughout. This attractive home, which has its own private entrance, features a large light filled lounge with dual aspect windows, leading to an ample sized kitchen provided by highly respected local supplier Ashley Ann. The kitchen benefits from Bosch appliances for the oven, hob, hood and washer dryer, with additional room for a fridge freezer. With two double bedrooms available, the master bedroom boasts an en suite shower room and in the hall you will find a versatile storage cupboard. These stunning apartments are great for first time buyers and downsizers and offer the choice of ground and first floor living.



First Floor

Lounge	4.60m x 4.00m	15' 1" x 13' 2"
Kitchen	3.44m x 3.22m	11' 3" x 10' 7"
Bedroom 1	3.20m x 3.20m	10' 6" x 10' 6"
Ensuite	2.41m x 1.58m	7' 11" x 5' 2"
Bedroom 2	3.79m x 3.00m	12' 5" x 9' 10"
Bathroom	2.41m x 1.98m	7' 11" x 6' 6"



Ground Floor

Lounge	4.60m x 3.79m	15' 1" x 12' 5"
Kitchen	3.44m x 3.16m	11' 3" x 10' 5"
Bedroom 1	3.15m x 3.01m	10' 4" x 9' 10"
Ensuite	2.41m x 1.58m	7' 11" x 5' 2"
Bedroom 2	3.59m x 3.00m	11' 9" x 9' 10"
Bathroom	2.41m x 1.98m	7' 11" x 6' 6"

Specification

Kitchen

- Quality kitchen* supplied and fitted by the local and highly respected Ashley Ann
- Stainless steel inset kitchen sink with 1.5 bowl
- Egger range worktop and matching splashback*
- Feature under wall kitchen unit lighting complemented with multi directional ceiling spotlight to create an elegant ambience

Top of the range Bosch appliances

- Bosch stainless steel electric oven
- Bosch 4 zone gas hob
- Bosch stainless steel canopy hood
- Bosch washer dryer

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

Bathroom and En suite

- Featuring the Ideal Standard Tempo range sanitary ware and shower enclosure
- Contemporary Calista mono-mixer lever taps
- Large statement mirror in bathroom
- Environmentally friendly water saving thermostatic shower with unique design shower head to family bathroom
- Modern ceramic wall tiling* above the vanity units and around showers
- Mira electric shower to master en suite

Plumbing and Heating

- Baxi Potterton gas fired central heating
- Heating thermostatically controlled

All apartments include quality fitted flooring throughout.*

Internal Finishes and Decoration

- All apartments include quality fitted flooring*
- Stylish MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors with chrome handles and locks
- Serozzetta Morado polished chrome ironmongery
- Walls and ceiling finished with matt emulsion
- Woodwork finished with brilliant white satinwood finish

Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim (where applicable)
- Shelf and chrome hanging rail to wardrobes (where applicable)

Electrics and Connectivity

- TV/Sky Q point in lounge and to one bedroom
- Master BT point located in the lounge.
- Fibre broadband to the property provides high speed internet connectivity.

Security and External Details

- Premium composite front door set with three point locking system, spy viewer, low access threshold and letter plate
- Modern double glazed windows with lockable handles
- Mains-fed smoke and heat alarms with battery back-up

Peace of mind with
10 year National House
Building Council Warranty

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

The Earn, The Eden and The Esk

2 bedroom en suite apartments



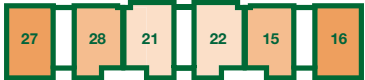
THE EARN, THE EDEN AND THE ESK

2 bedroom en suite apartments

www.tulloch-homes.com



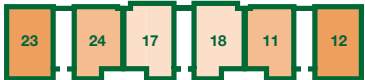
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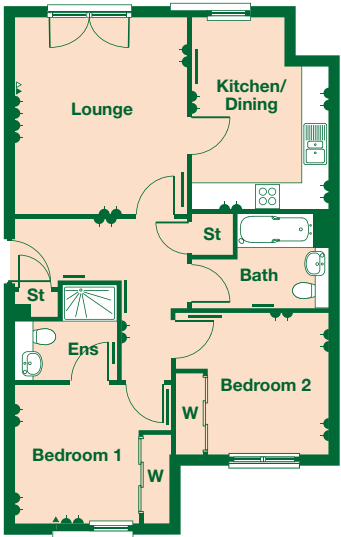
Second Floor



First Floor

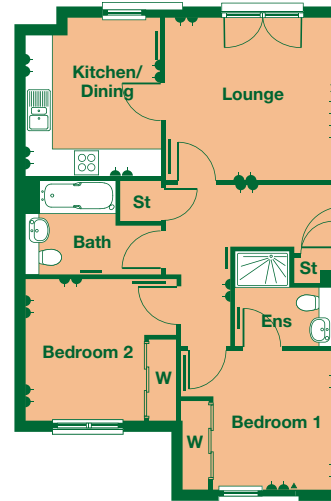


Ground Floor



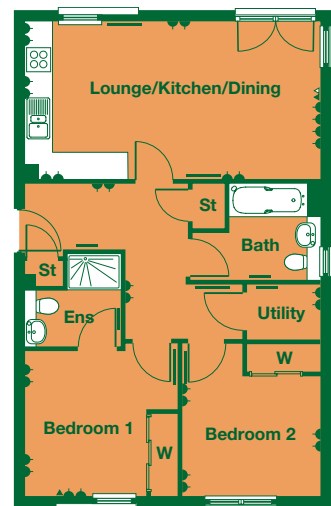
Esk

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



Earn

Lounge	3.83m x 3.70m	12' 7" x 12' 2"
Kitchen/Dining	3.60m x 3.04m	11' 10" x 10' 0"
Bedroom 1	3.47m x 3.18m	11' 5" x 10' 5"
En suite	2.29m x 1.30m	7' 6" x 4' 3"
Bedroom 2	3.41m x 3.17m	11' 2" x 10' 5"
Bathroom	3.04m x 2.10m	10' 0" x 6' 11"



Eden

Lounge/Kitchen	6.64m x 3.55m	21' 10" x 11' 8"
Bedroom 1	3.43m x 3.28m	11' 3" x 10' 9"
En suite	2.16m x 1.25m	7' 1" x 4' 1"
Bedroom 2	3.43m x 3.10m	11' 3" x 10' 2"
Bathroom	2.89m x 2.15m	9' 6" x 7' 1"
Utility	1.24m x 1.65m	4' 1" x 5' 5"

Specification

Kitchen

- High specification kitchen* supplied and fitted by highly respected Ashley Ann
- Stainless steel inset 1.5 bowl kitchen sink
- Egger range worktop and matching upstand*
- Multi directional ceiling spotlight
- Under wall unit lighting creating a contemporary ambience

Quality Bosch appliances

- Stainless steel electric oven
- Four zone induction hob
- Stainless steel canopy hood
- Integrated fridge freezer
- Washer dryer
- Integrated dishwasher

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

Bathroom and En suite

- Featuring Ideal Standard Tempo range sanitary ware
- Contemporary Calista mono-mixer lever tap
- Feature mirror in bathroom and en suite
- Arc bath with Methven Kiri Lever thermostatic pillar mounted bath shower mixer, with contemporary shower head, to bathroom
- Mira Jump electric shower complete with slider pole to en suite
- Bathroom tiling*: full height around bath and around shower area, other walls to dado height
- En suite tiling*: full height ceramic tiling to shower area, other walls to dado height
- Vanity units* provide streamlined finish
- Chrome finish heated towel rails to bathroom and en suite
- Bathroom and en suite finished with downlighters

Plumbing and Heating

- Gas central heating provided by Baxi condensing combi boiler
- Thermostatically controlled radiators and towel rails

Internal Finishes and Decoration

- Quality floor coverings fitted throughout apartment*
- Modern MDF facings, skirtings, window cills and apron plates
- Modern white Premdor internal doors
- Polished chrome ironmongery
- Walls and ceiling finished with matt emulsion
- Woodwork finished with brilliant white satinwood paint
- Ceiling height of 2.7m creates a bright and airy atmosphere. Confirm exceptions with sales consultant.

Fitted Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim, where applicable
- Shelf and chrome hanging rail to wardrobe

Security and External Details

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

Electrics and Connectivity

- TV/Sky Q compatible satellite point to lounge and TV point to bedroom one
- Master BT point installed
- Fibre broadband to the property provides high speed internet connectivity

Peace of mind with
10 year National House
Building Council Warranty

*Choice of colour dependent on construction programme.

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PREMIER COLLECTION

The Enrick and The Evelix

2 bedroom en suite apartments





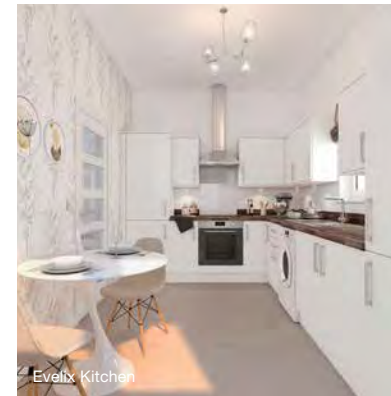
Second Floor



First Floor



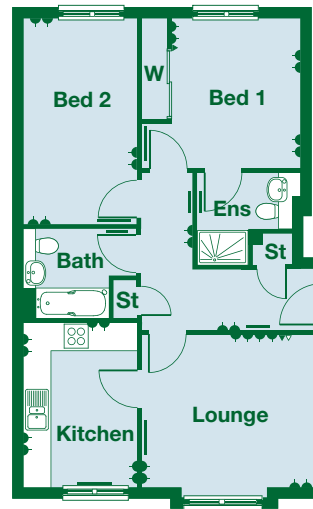
Ground Floor



THE ENRICK AND THE EVELIX

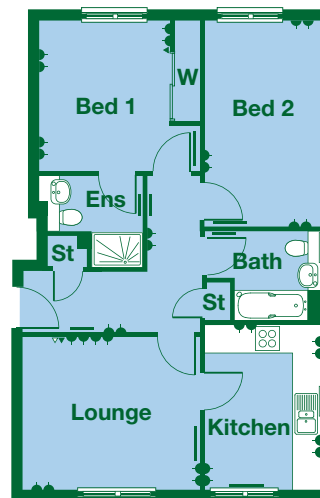
2 bedroom en suite apartments

Contemporary and superbly appointed two bedroom en suite apartments within easy reach of the city attractions of Inverness. The Enrick and The Evelix are finished to an excellent specification, including flooring throughout and a stunning Ashley Ann kitchen featuring integrated oven, hob, canopy hood, fridge freezer, dishwasher and washer dryer. Bedroom one boasts an en suite shower room and fitted wardrobe. Both en suite and bathroom are finished with vanity units, creating a sleek, streamlined look. In addition, most rooms benefit from 2.7m high ceilings creating a bright and airy atmosphere throughout.



The Enrick

Lounge	4.13m x 3.63m	13' 7" x 11' 11"
Kitchen	3.90m x 2.65m	12' 10" x 8' 8"
Bedroom 1	3.55m x 3.03m	11' 8" x 9' 11"
En suite	2.43m x 2.17m	8' 0" x 7' 1"
Bedroom 2	4.87m x 2.69m	16' 0" x 8' 10"
Bathroom	2.71m x 2.10m	8' 10" x 6' 11"



The Evelix

Lounge	4.13m x 3.63m	13' 7" x 11' 11"
Kitchen	3.90m x 2.69m	12' 10" x 8' 10"
Bedroom 1	3.55m x 3.03m	11' 8" x 9' 11"
En suite	2.18m x 2.17m	7' 2" x 7' 1"
Bedroom 2	4.87m x 2.69m	16' 0" x 8' 10"
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Specification

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- Integrated fridge freezer
- Integrated washer dryer
- Integrated dishwasher

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Bathroom and En suite

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Plumbing and Heating

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- Thermostatically controlled radiators and towel rails

Internal Finishes and Decoration

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- Walls and ceiling finished with matt emulsion
- Woodwork finished with brilliant white satinwood paint
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Fitted Wardrobes and Storage

- Sliding mirrored wardrobe doors with satin trim, where applicable
- Shelf and chrome hanging rail to wardrobe

Security and External Details

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- Modern double glazed windows with lockable handles
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Electrics and Connectivity

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Wester Inshes Inverness


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 **The Broom**
2 bedroom cottage flat.

 **The Insh**
2 bedroom cottage flat.

 **The Enrick and The Evelix**
2 bedroom apartments.

 **The Earn, The Eden and The Esk**
2 bedroom apartments.

*Denotes mirrored house type.

Wester Inshes on SatNav: IV2 5HZ

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Wester Inshes Inverness

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Sat Nav: IV2 5HZ

Directions to Wester Inshes

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

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



Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA
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