



THE MAPLES AT NESS SIDE

INVERNESS | 2 TO 4 BEDROOM HOMES



Overview of The Maples at Ness Side



The Maples streetscene

We are absolutely delighted with our new home at The Maples at Ness Side. The house is beautiful and has been built to an extremely high standard.

Purchaser at The Maples



Affric bedroom

Ness Side is unique. It is city living with the countryside on your doorstep...

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

The Maples at Ness Side, Inverness, offers stunning 2, 3 & 4 bedroom homes providing an unrivalled selection in a perfect setting.

Set amidst mature trees, timber trails and cycle paths, it is a spectacular riverside neighbourhood, a gateway to the great outdoors within walking distance of the amenities of a vibrant, family-friendly city.

The area offers schools, shops, restaurants, leisure facilities and outdoor activities including a golf course and swimming pool. Also nearby, The River Ness, Loch Ness and the Caledonian Canal, offer endless opportunities and make stunning backdrops for long walks.

All homes are built to Tulloch Homes' premier specification – with stylish finishes, quality kitchens, bedrooms and bathrooms – and, for peace of mind, all homes come with a 10-year NHBC warranty.

Tulloch Homes have an average EPC rating of B.

The perfect space to call your own

The Maples at Ness Side is set within mature woodland with inviting recreational spaces, parks as well as timber and stone seating areas – it's hard to believe the vibrant city centre of Inverness is just over a mile from Ness Side. This is city living – complemented by the tranquillity of the countryside.

Cycle paths and walking trails take you from your door into some of the Highlands' most stunning scenery – as well as to both the leisure and essential amenities expected of a thriving, active city.

This connection with nature makes Ness Side special. It encourages lifestyle-centred, alfresco living where families enjoy the natural environment and generations young and old thrive.



Calder bedroom



Calder exterior



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

Calder lounge



Affric kitchen

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



Affric lounge



Affric bedroom

Building on 95 years of excellence.

A proud reputation for creating stylish, high specification homes in carefully chosen locations.

At Tulloch Homes we are proud of our reputation for creating enduring, stylish, high specification homes in carefully chosen locations. For over 95 years we have worked to exacting standards and with a commitment to quality, to deliver a home you can be proud of.

Ness Side brings together all our experience and expertise and offers an unrivalled selection of stylish 2, 3 and 4 bedroom homes built with traditional skills, and respect for the environment, in an outstanding location.

For absolute peace of mind all homes benefit from our 10-year NHBC Buildmark warranty.

As the leading homebuilder in the Highlands, we believe Ness Side to be a truly special place to live. Designed by leading architects and built to precise Tulloch standards using the finest materials – and situated close to the spectacular River Ness – the development will set new standards for what to expect from an Inverness community.

THE MAPLES

The Alder and The Aspen

3 and 4 bedroom homes





The Townhouse Collection is an exclusive range of only ten townhouses, set within The Maples at Ness Side.



THE ALDER

3 bedroom townhouse

Tulloch Homes present the Alder, a beautiful townhouse including a high specification throughout, with flexible living space and private gardens.

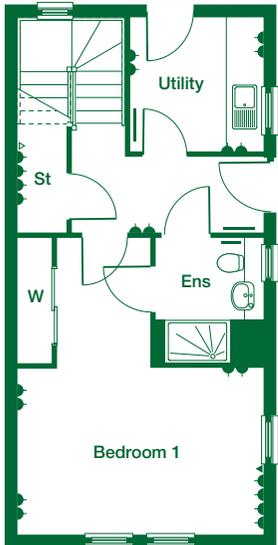
The ground floor comprises the entrance hallway, leading to bedroom 1 with fitted wardrobes and en suite shower-room which is also accessible from the hall. The utility room is conveniently located with access to the garden.

Flexible living space is provided on the first floor with an open plan kitchen/dining room, perfect for entertaining. The sleek Ashley Ann kitchen comes with a selection of Bosch appliances. The separate lounge is the ideal space to unwind, awash with natural light, complete with a Juliet balcony.

On the third floor, bedroom 2 is a bright and spacious double bedroom, with fitted wardrobes and a Juliet balcony. A further bedroom and the bathroom is located on this level as well as additional storage.

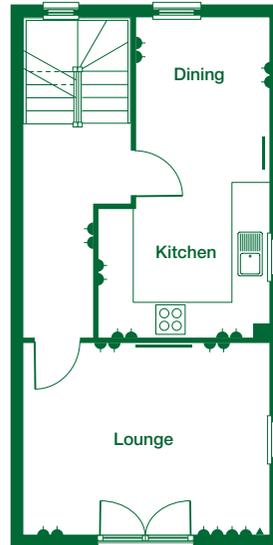


THE ALDER



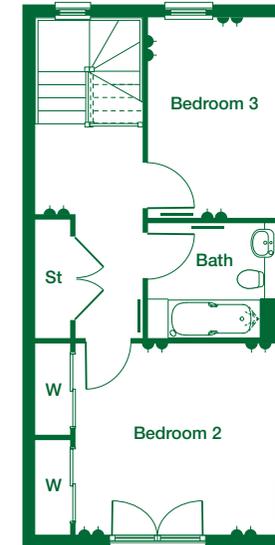
Ground Floor

Bedroom 1	4.44m x 3.01m	14' 7" x 9' 11"
En suite	2.29m x 1.96m	7' 6" x 6' 5"
Utility	2.46m x 2.40m	8' 1" x 7' 10"



First Floor

Lounge	4.49m x 3.49m	14' 9" x 11' 6"
Kitchen/Dining	5.89m x 3.14m	19' 4" x 10' 4"



Second Floor

Bedroom 2	3.78m x 3.49m	12' 5" x 11' 6"
Bedroom 3	3.68m x 2.43m	12' 1" x 8' 0"
Bathroom	2.42m x 2.10m	7' 11" x 6' 11"

THE ASPEN

4 bedroom townhouse

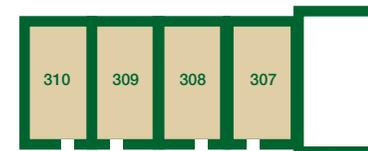
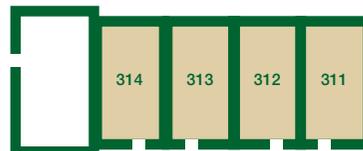
Tulloch Homes present the Aspen, a truly special townhouse including a high specification throughout, with flexible living space and private gardens.

The ground floor comprises the entrance hallway, with cloakroom and storage, leading to the utility room with access to the garden.

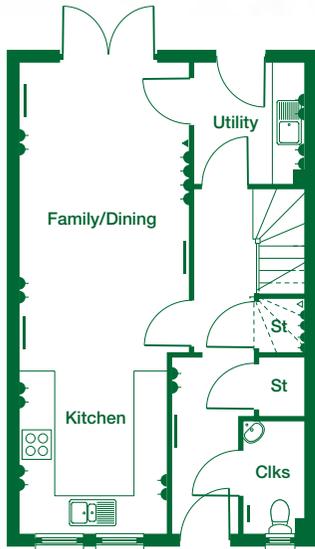
The open plan kitchen and family area combines living and dining space, with French doors leading to the garden, perfect for entertaining.

On the first floor, bedroom 1 benefits from a separate dressing room and en suite shower-room. The bright lounge is located on this level, with Juliet balcony and additional storage off the landing.

The second floor comprises three further bedrooms, bathroom and storage.

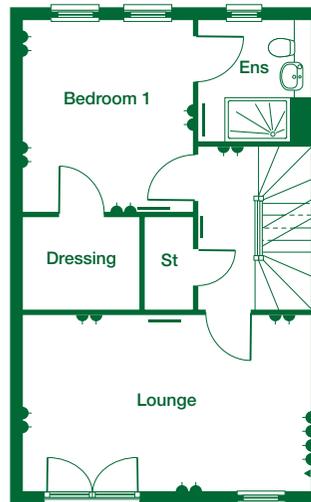


THE ASPEN



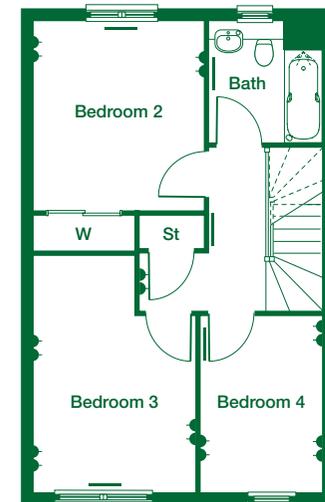
Ground Floor

Kitchen/Family/Dining	8.56m x 3.09m	28' 1" x 10' 2"
Utility	2.18m x 2.10m	7' 2" x 6' 11"
Cloakroom	2.01m x 1.19m	6' 7" x 3' 11"



First Floor

Lounge	5.26m x 3.19m	17' 3" x 10' 5"
Bedroom 1	3.48m x 3.09m	11' 5" x 10' 2"
En suite	2.18m x 2.10m	7' 2" x 6' 11"
Dressing	2.17m x 1.70m	7' 1" x 5' 7"



Second Floor

Bedroom 2	3.43m x 3.11m	11' 3" x 10' 2"
Bedroom 3	4.30m x 2.96m	14' 1" x 9' 8"
Bedroom 4	3.20m x 2.20m	10' 6" x 7' 3"
Bathroom	2.18m x 2.10m	7' 2" x 6' 11"

Dimensions vary in end terraces. Please ask the Sales Consultant for details.

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
 - Induction hob
 - Fridge freezer
 - Dishwasher
 - Extractor hood
- Splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Stainless steel inset sink with single bowl
- Egger range worktop with matching upstand
- Plumbing and electric connection for washing machine

Cloakroom**

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with mono-mixer lever taps
 - 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:
 - Semi-recessed wash hand basin with mono-mixer lever taps
 - 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:
 - Semi-recessed wash hand basin with mono-mixer lever taps
 - 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 en suite shower-room

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
- Hard wired door bell at front door

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in soft grey, apart from the kitchen, utility, cloakroom**, bathroom and en suite which will be painted 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, where applicable

Plumbing and Heating

- Gas fired central heating
- Thermostatically controlled heating
- Solar photovoltaic panels

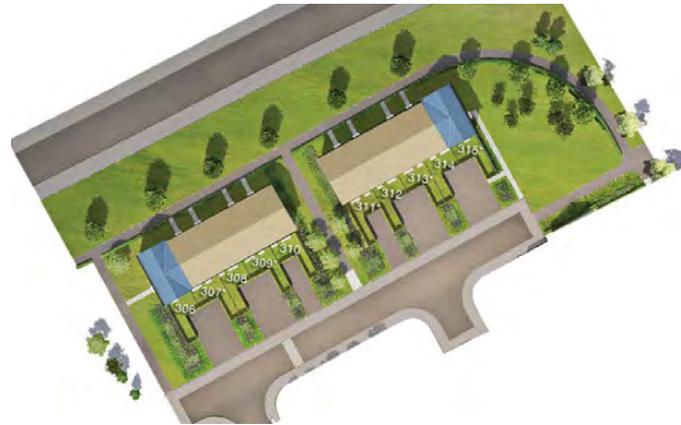
Security and External Details

- Front door with multi-point locking system, spy viewer, letter plate and chrome handles
- French doors** with multi-point locking system opening onto patio
- Rear door with multi-point locking system in manor half panel style with obscure glazing
- Exterior lights to front and rear
- Double glazed windows with lockable handles
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Paving to front and rear doors
- Driveway to rear
- Turfed gardens to front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Choice of inclusions is subject to construction stage. **Cloakroom and French doors in Aspen townhouse only. 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

The Maples Ness Side

www.tulloch-homes.com



-  **The Aspen**
4 bedroom townhouse
-  **The Alder**
3 bedroom townhouse
-  **The Annan**
2 bedroom semi detached villa
-  **The Torrin**
3 bedroom semi detached villa
-  **The Etive**
4 bedroom villa with garage.
-  **The Tweed**
4 bedroom villa.
-  **The Affric**
3 bedroom villa with garage.
-  **The Calder**
3 bedroom villa.
-  **The Corran**
3 bedroom terraced villa.
-  **The Tarvie**
4 bedroom villa.

*Denotes mirrored house type.

The Maples on SatNav: Morar Street, IV2 6HR

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THE MAPLES

The Orrin

2 bedroom terraced* home





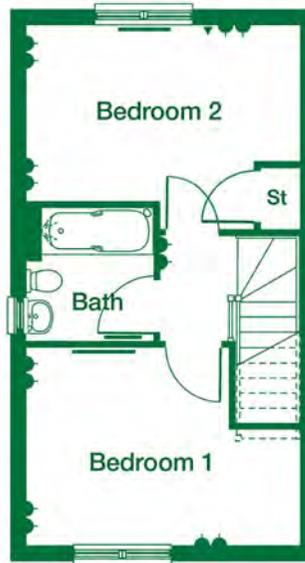
THE ORRIN

2 bedroom terraced* home

*Semi-detached variation also available

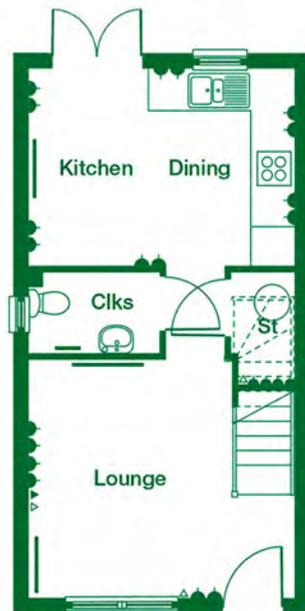
The Orrin is a lovely 2 bedroom home with accommodation over two levels.

The open plan Ashley Ann kitchen/dining area features a fully glazed door leading to the turfed rear garden. The front aspect lounge, along with a handy WC and storage cupboard, is also located on this level. Upstairs, there are two double bedrooms and a family bathroom finished with vanity units.



First Floor

Bedroom 1	4.20m x 3.03m	13' 8" x 9' 9"
Bedroom 2	4.20m x 3.00m	13' 8" x 9' 8"
Bathroom	2.01m x 1.95m	6' 6" x 6' 4"



Ground Floor

Lounge	4.20m x 3.70m	13' 8" x 12' 1"
Dining/Kitchen	4.20m x 3.06m	13' 8" x 10' 0"
Cloakroom	2.70m x 1.25m	8' 9" x 4' 1"

* Please note windows/doors/water storage will differ between the semi-detached and end/mid terrace homes.

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
 - Frameless 4 ring ceramic hob
- Glass splashback behind hob
- Stainless steel extractor hood
- 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 chrome mixer tap 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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/around shower with 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, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from kitchen, bathroom and cloakroom which will be white
- Ceilings finished with matt emulsion in off white
- Facings, skirtings, cills and apron plates finished in brilliant white
- Staircase finished with white painted spindles and oak handrail

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, chrome handles, spy viewer, low access threshold and letter plate
- Fully glazed rear door with side screen, provides access to the garden
- Exterior sensor light to front and round bulkhead light fitting to rear
- Double glazed windows with lockable handles
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Paving to front door
- Turfed garden
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Air source heat pump

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. April 2023

THE MAPLES

The Torrin

3 bedroom semi detached home



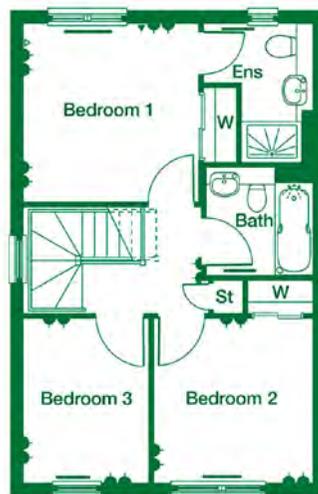


THE TORRIN

3 bedroom semi detached home

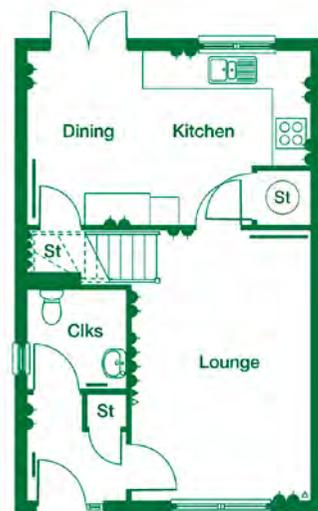
The Torrini is a lovely 3 bedroom semi-detached home featuring a contemporary open plan kitchen/dining room.

The high quality kitchen by Ashley Ann features Bosch appliances and French doors leading to the patio area in the turfed rear garden. A separate lounge located to the front of the property provides a great space to relax and unwind. Upstairs, there is 3 bedrooms, two of which feature fitted wardrobes. Bedroom 1 benefits from en suite shower room which together with the bathroom, features fitted vanity furniture to provide a smart, streamlined finish.



First Floor

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



Ground Floor

Lounge	5.02m x 3.35m	16' 5" x 11' 0"
Dining/Kitchen	5.29m x 3.20m	17' 4" x 10' 5"
Cloakroom	1.85m x 1.81m	6' 1" x 5' 9"

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
 - Frameless 4 ring ceramic hob
- Glass splashback behind hob
- Stainless steel extractor hood
- 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 chrome mixer tap 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira Jump electric shower with slider pole
 - Shower tray with slider shower door/screen
 - Ceramic wall tiling above wash handbasin and full height to shower, finished with a chrome tile trim
 - Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors, where applicable
- 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, en suite, bathroom and cloakroom which will be white
- Ceilings finished with matt emulsion in off 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, chrome handles, spy viewer, low access threshold and letter plate
- French doors with chrome handles and multi-point locking system opening on to patio
- Exterior sensor light to front and round bulkhead light fitting to rear
- Double glazed windows with lockable handles
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Paving to front door
- Turfed gardens to the front and rear
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Air source heat pump

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THE MAPLES

The Calder

3 bedroom detached home



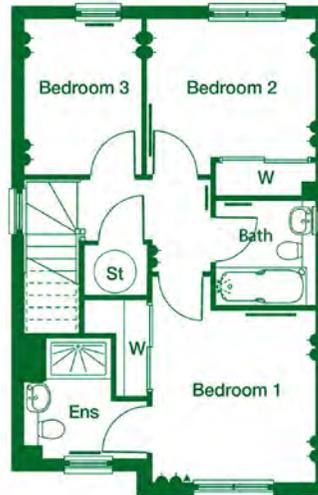


THE CALDER

3 bedroom detached home

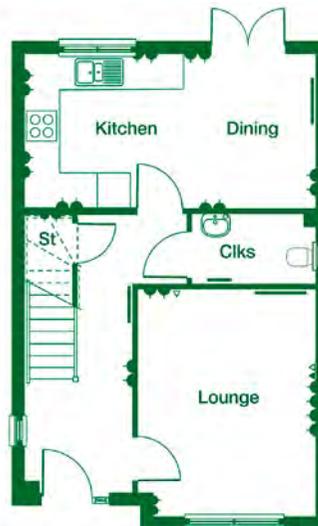
The Calder is a beautiful 3 bedroom home ideal for family living.

The high quality open plan kitchen/dining room features a selection of Bosch appliances and French door leading to the turfed rear garden. The property comprises two double bedrooms with fitted wardrobe facilities, with bedroom 1 also benefitting from en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom which features a shower over the bath and fitted vanity units to provide a sleek finish.



First Floor

Bedroom 1	3.22m x 3.03m	10' 6" x 9' 9"
En suite	2.22m x 1.59m	7' 3" x 5' 2"
Bedroom 2	3.16m x 2.54m	10' 4" x 8' 3"
Bedroom 3	2.88m x 2.18m	9' 4" x 7' 1"
Bathroom	2.15m x 1.84m	7' 1" x 6' 0"



Ground Floor

Lounge	4.45m x 3.31m	14' 6" x 10' 9"
Dining/Kitchen	5.44m x 2.86m	17' 8" 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
 - Frameless 4 ring ceramic hob
 - Integrated fridge freezer
- Glass splashback behind hob
- Stainless steel extractor hood
- 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 chrome mixer tap and 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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/around shower with 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira Jump electric shower with slider pole
 - Shower tray with slider shower door/screen
 - Ceramic wall tiling above wash handbasin and full height to shower, finished with a chrome tile trim
 - Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors, where applicable
- 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, bathroom and cloakroom which will be white
- Ceilings finished with matt emulsion in off 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, chrome handles, spy viewer, low access threshold and letter plate
- French doors with chrome handles and multi-point locking system opening on to patio
- Exterior sensor light to front and round bulkhead light fitting to rear
- Double glazed windows with lockable handles
- 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

- Air source heat pump

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. Images/CGIs are used for illustrative purposes only. April 2023

THE MAPLES

The Affric

3 bedroom detached home with garage





THE AFFRIC

3 bedroom detached home with garage

The Affric is a lovely 3 bedroom detached home with integral garage, and 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. The contemporary Ashley Ann kitchen features integrated appliances by Bosch. The integral garage can be accessed from the kitchen/dining room. The WC/cloakroom is also located off the kitchen/dining room and includes a storage cupboard. 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 sleek vanity units and feature mirror. Two further bedrooms, benefiting from built in wardrobe space, and a family bathroom are located on this level, with additional storage, presenting an excellent family home.



First Floor

Bedroom 1	3.78m x 2.99m	12' 4" x 9' 8"
En suite	2.10m x 1.69m	6' 9" x 5' 5"
Bedroom 2	3.34m x 3.15m	11' 0" x 10' 3"
Bedroom 3	3.96m x 2.86m	13' 0" x 9' 4"
Bathroom	2.10m x 2.10m	6' 9" x 6' 9"



Ground Floor

Lounge	4.21m x 3.98m	13' 8" x 13' 1"
Dining/Kitchen	5.37m x 3.03m	17' 6" x 9' 9"
Cloakroom	2.97m x 1.52m	9' 7" x 5' 0"

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
 - Frameless 4 ring ceramic hob
 - Integrated fridge freezer
- Glass splashback behind hob
- Stainless steel extractor hood
- 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 chrome mixer tap and 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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/around shower with 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - Close coupled WC with cistern and push button flush
 - Mira Jump electric shower with slider pole
 - 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 en-suite

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors, where applicable
- 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, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in off 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, chrome handles, spy viewer, low access threshold and letter plate
- French doors with chrome handles and multi-point locking system opening on to patio
- Garage with roller shutter door in anthracite
- Exterior sensor light to front and round bulkhead light fitting to rear
- Double glazed windows with lockable handles
- 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

- Air source heat pump

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. Images/CGIs are used for illustrative purposes only. April 2023

THE MAPLES

The Tweed

4 bedroom detached home



 Tulloch Homes

www.tulloch-homes.com



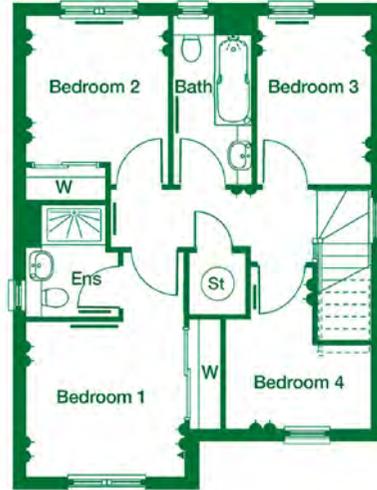
THE TWEED

4 bedroom detached home

The Tweed is a stunning 4 bedroom detached home, with a high specification throughout.

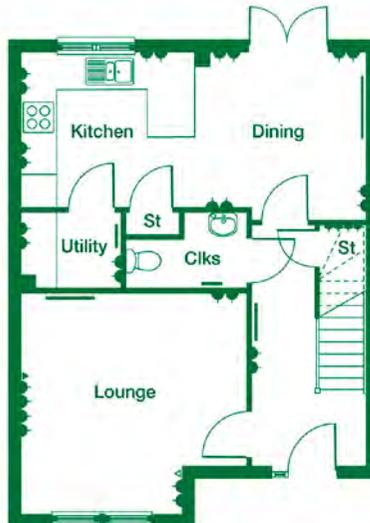
The ground floor comprises an open-plan kitchen/dining room, with flexible space for both casual dining at the breakfast bar and dining space, with French doors leading to the rear garden. There is a separate utility room located off the kitchen, with the WC/cloakroom accessed from the hall.

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 sleek 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' 8" x 9' 7"
En suite	2.07m x 1.82m	8' 9" x 6' 0"
Bedroom 2	2.70m x 2.67m	8' 9" x 8' 8"
Bedroom 3	3.11m x 2.10m	10' 2" x 6' 9"
Bedroom 4	3.17m x 2.71m	10' 4" x 8' 9"
Bathroom	3.11m x 1.48m	10' 2" x 4' 9"



Ground Floor

Lounge	4.20m x 4.11m	13' 8" x 13' 4"
Dining/Kitchen	6.45m x 2.84m	21' 2" x 9' 3"
Utility	1.83m x 1.41m	6' 0" x 4' 6"
Cloakroom	2.24m x 1.41m	7' 3" x 4' 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 electric oven
 - Frameless 4 ring ceramic 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
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

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

- Air source heat pump

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THE MAPLES

The Tarvie

4 bedroom detached home





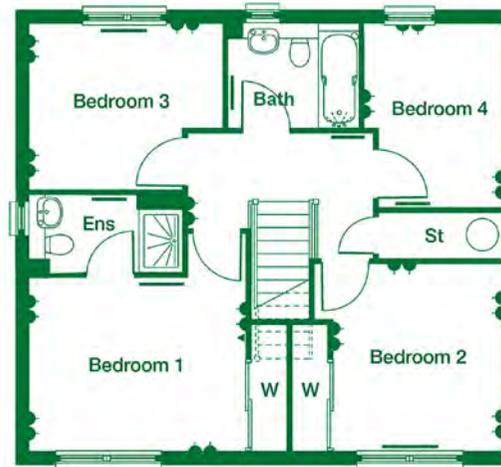
THE TARVIE

4 bedroom detached home

The Tarvie is a stunning 4 bedroom property which is beautifully designed and well thought out.

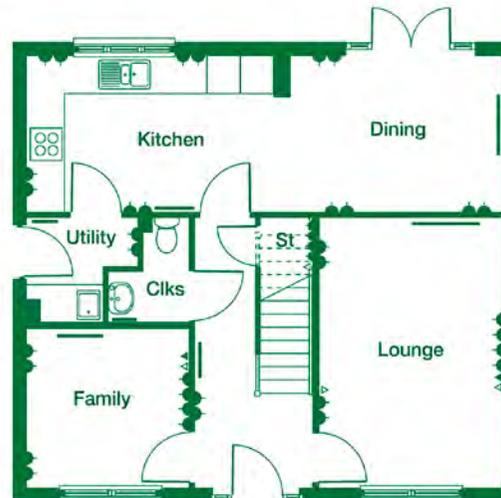
An open plan luxury kitchen/dining area features French doors leading to the rear turfed garden. In addition, there is a useful utility room with a door leading outside. The hallway leads to the lounge and separate front aspect family room. A cloakroom and handy storage cupboard are also located on the ground floor.

The first floor has four bedrooms, with bedroom 1 featuring an en suite shower room. Additionally, there is a family bathroom and storage cupboard on the first floor.



First Floor

Bedroom 1	3.83m x 3.06m	12' 6" x 10' 0"
En suite	2.71m x 1.35m	8' 9" x 4' 4"
Bedroom 2	3.30m x 2.90m	10' 8" x 9' 5"
Bedroom 3	3.42m x 2.90m	11' 2" x 9' 5"
Bedroom 4	3.20m x 2.37m	10' 5" x 7' 8"
Bathroom	2.27m x 1.81m	7' 4" x 6' 0"



Ground Floor

Lounge	4.68m x 3.19m	15' 4" x 10' 5"
Dining/Kitchen	8.27m x 2.70m	27' 1" x 8' 9"
Family	2.81m x 2.73m	9' 2" x 9' 0"
Utility	1.90m x 1.85m	6' 2" x 6' 1"
Cloakroom	1.85m x 1.36m	6' 1" 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
 - Frameless 4 ring ceramic 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

- Stainless steel inset sink with single bowl
- 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
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

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
- Rear door with multi-point locking system in manor half panel style with obscure glazing
- 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

- Air source heat pump

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THE MAPLES

The Etive

4 bedroom detached home with garage





THE ETIVE

4 bedroom detached home with garage

The Etive is an exceptional home ideal for family living comprising 4 bedrooms and an integral garage.

The open plan Ashley Ann kitchen/dining room features a selection of Bosch appliances and benefits from French doors leading to the turfed rear garden. On the ground floor, you will also find a front aspect lounge, as well as a cloakroom and utility room offering access to the garage.

Upstairs, bedroom 1 benefits from en suite shower room along with fitted wardrobe facilities. The family bathroom can also be found on this level, which features a shower over the bath and fitted vanity units to create a sleek and modern finish.



First Floor

Bedroom 1	3.64m x 3.29m	12' 0" x 10' 8"
En suite	2.37m x 2.04m	7' 8" x 6' 7"
Bedroom 2	3.22m x 3.20m	10' 6" x 10' 5"
Bedroom 3	3.59m x 2.77m	11' 8" x 9' 1"
Bedroom 4	3.13m x 2.80m	10' 3" x 9' 2"
Bathroom	2.10m x 2.10m	6' 9" x 6' 9"



Ground Floor

Lounge	4.78m x 3.29m	15' 7" x 10' 8"
Dining/Kitchen	5.44m x 3.48m	17' 8" x 11' 4"
Utility	2.27m x 1.56m	7' 4" x 5' 1"
Cloakroom	2.27m x 1.08m	7' 4" x 3' 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 under-counter electric double oven
 - Frameless 4 ring ceramic 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 and 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

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

- Air source heat pump

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THE MAPLES

The Lochalsh

4 bedroom detached home with garage



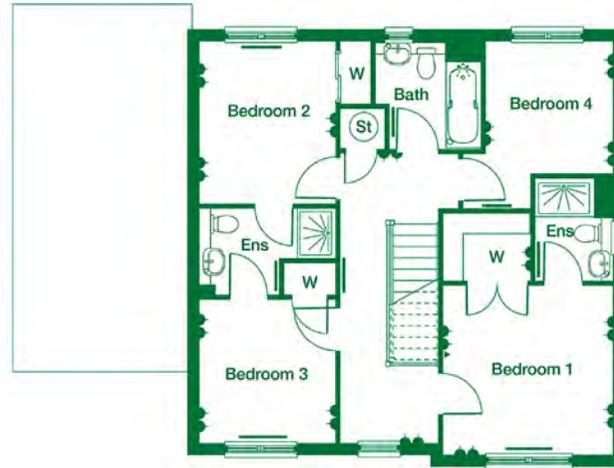


THE LOCHALSH

4 bedroom detached home with garage

The Lochalsh is an exceptional 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' 8" x 5' 2"
Bedroom 2	3.29m x 2.79m	10' 8" x 9' 2"
En suite	2.79m x 1.75m	9' 2" x 5' 7"
Bedroom 3	2.90m x 2.79m	9' 5" x 9' 2"
Bedroom 4	2.68m x 2.60m	8' 8" x 8' 5"
Bathroom	2.18m x 2.16m	7' 2" x 7' 1"



Ground Floor

Lounge	4.91m x 3.47m	16' 1" x 11' 4"
Dining/Kitchen	3.20m x 2.70m	10' 5" x 8' 9"
Family/Breakfast/Kitchen	8.48m x 3.33m	27' 8" x 11' 0"
Utility	2.16m x 1.59m	7' 1" x 5' 2"
Cloakroom	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
 - Frameless 4 ring ceramic 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 and 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:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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, finished with chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suites

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
- Vanity units create a sleek finish to the contemporary en-suites

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

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
- 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

- Air source heat pump

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THE MAPLES

The Rannoch

4 bedroom detached home with double garage





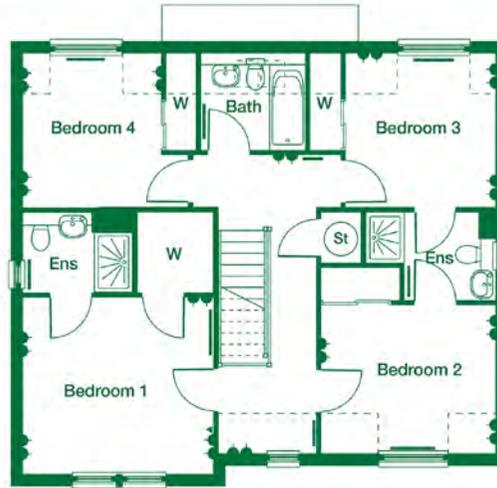
THE RANNOCH

4 bedroom detached home
with double garage

The Rannoch 4 bedroom detached home is a striking property benefiting from a detached double garage.

This remarkable family home boasts superb accommodation throughout. The entrance hall leads to the lounge, with glazed double doors giving access to the dining room. A fully integrated kitchen/diner offers access to the rear garden and allows room for entertaining. There is a useful utility room and cloakroom located on the ground floor, together with a versatile study which could offer the facility of a downstairs bedroom.

The upper floor gives access to bedroom one, which benefits from a walk in wardrobe and en-suite shower room. Bedrooms two and three share Jack and Jill en-suite facilities and there is also a fourth bedroom and family bathroom on the upper landing.



First Floor

Bedroom 1	3.78m x 3.53m	12' 4" x 11' 6"
En suite	2.16m x 1.59m	7' 1" x 5' 2"
Bedroom 2	3.49m x 2.97m	11' 5" x 9' 2"
En suite	3.08m x 3.0m	10' 1" x 9' 8"
Bedroom 3	1.80m x 1.75m	5' 9" x 5' 7"
Bedroom 4	3.08m x 2.73m	10' 1" x 9' 0"
Bathroom	2.10m x 1.92m	6' 9" x 6' 3"



Ground Floor

Lounge	4.91m x 3.76m	16' 1" x 12' 3"
Dining/Kitchen	3.36m x 2.96m	11' 0" x 9' 7"
Family/Breakfast/Kitchen	6.39m x 4.01m	21' 0" x 13' 2"
Study	3.42m x 2.50m	11' 2" x 8' 2"
Utility	1.91m x 1.90m	6' 3" x 6' 2"
Cloakroom	1.90m x 1.41m	6' 2" x 4' 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 electric double oven
 - Frameless 4 ring ceramic 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
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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, finished with chrome tile trim
- Feature Mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suites

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - 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
- Vanity units create a sleek finish to the contemporary en-suite

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 toward robes, 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
- Doorbell 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
- 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

- Air source heat pump

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. June 2023

The Maples Ness Side

www.tulloch-homes.com



-  **The Lochalsh**
4 bedroom detached home with garage.
-  **The Etive**
4 bedroom detached home with garage.
-  **The Rannoch**
4 bedroom detached home with double garage.
-  **The Calder**
3 bedroom detached home.
-  **The Tweed**
4 bedroom detached home.
-  **The Affric**
3 bedroom detached home with garage.
-  **The Orrin**
2 bedroom terraced home & semi detached home.
-  **The Torrin**
3 bedroom semi detached home.
-  **The Teviot**
2 bedroom terraced home & semi detached home.
-  **The Tarvie**
4 bedroom detached home.
-  **The Corran**
3 bedroom semi-detached home.

*Denotes mirrored house type

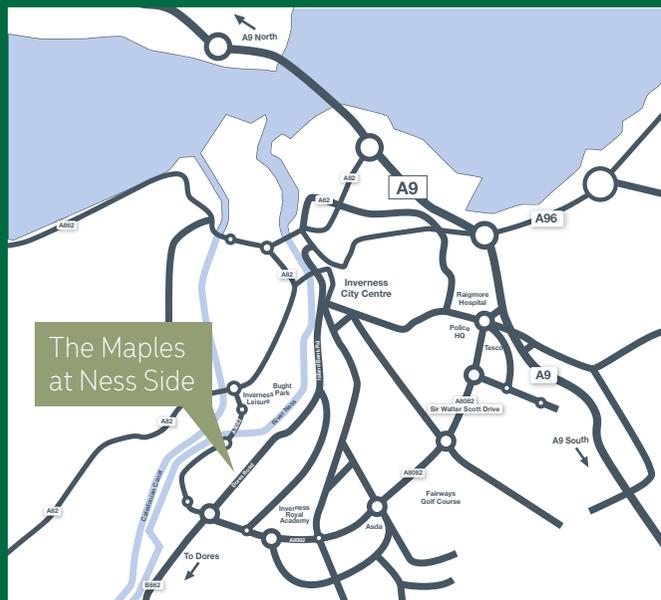
The Maples on SatNav: IV2 6HR

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The Maples Ness Side

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Sat Nav: IV2 6HR

Directions

The Maples at Ness Side is located at Morar Street, off the new A8082 West Link road, Inverness.



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