



# WOODSIDE

CARRBRIDGE | 2 TO 4 BEDROOM HOMES





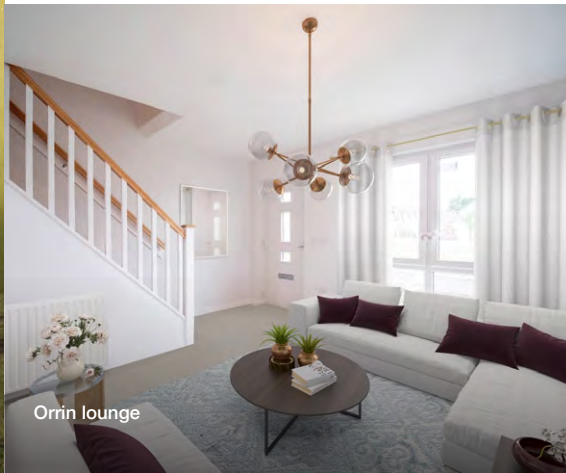
Overview of Woodside, Carrbridge



Woodside Carrbridge streetscene

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

**Tulloch Home purchaser**



Orrin lounge

# A bustling village with the great outdoors on your doorstep...

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

Woodside, in the picturesque village of Carrbridge, is an exciting new community of 2, 3 & 4 bedroom homes. Bordered by native Caledonian pine forest – and set against a breathtaking mountain backdrop – this stunning development is nestled in the heart of one of the Highlands' most vibrant villages, a magnet for families and outdoor enthusiasts alike.

Located just off the A9 - 25 miles south of Inverness, Carrbridge is also on the main rail line linking Inverness to Edinburgh, Glasgow and beyond. The village also boasts excellent local amenities including a food store, and independent cafes and bars, within walking distance.

The homes within the Woodside community are designed to blend into their natural surroundings, with attractive external features and also feature energy efficient air source heat pumps.

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

Carrbridge is a thriving, community-spirited village with all modern amenities on your doorstep. It's an unrivalled outdoor playground, where you are always surrounded by nature.

Set within the UK's largest National Park, walking and mountain bike trails take you from your door into the mountains, woodland or along the rivers that cross this rich and diverse landscape. There is also unrivalled fishing, watersports and winter sports, with five ski centres within Cairngorm boundaries. Golfers are spoilt for choice, too, with four Championship golf courses within easy reach.

World class visitor attractions abound nearby with The Malt Whisky Trail, Strathspey Steam Railway and Carrbridge's own 18th century packhorse bridge drawing visitors from near and afar. Ample opportunities to dine out exist at the Old Bakery, Cairn pub, Carrbridge Hotel and nearby in Aviemore.

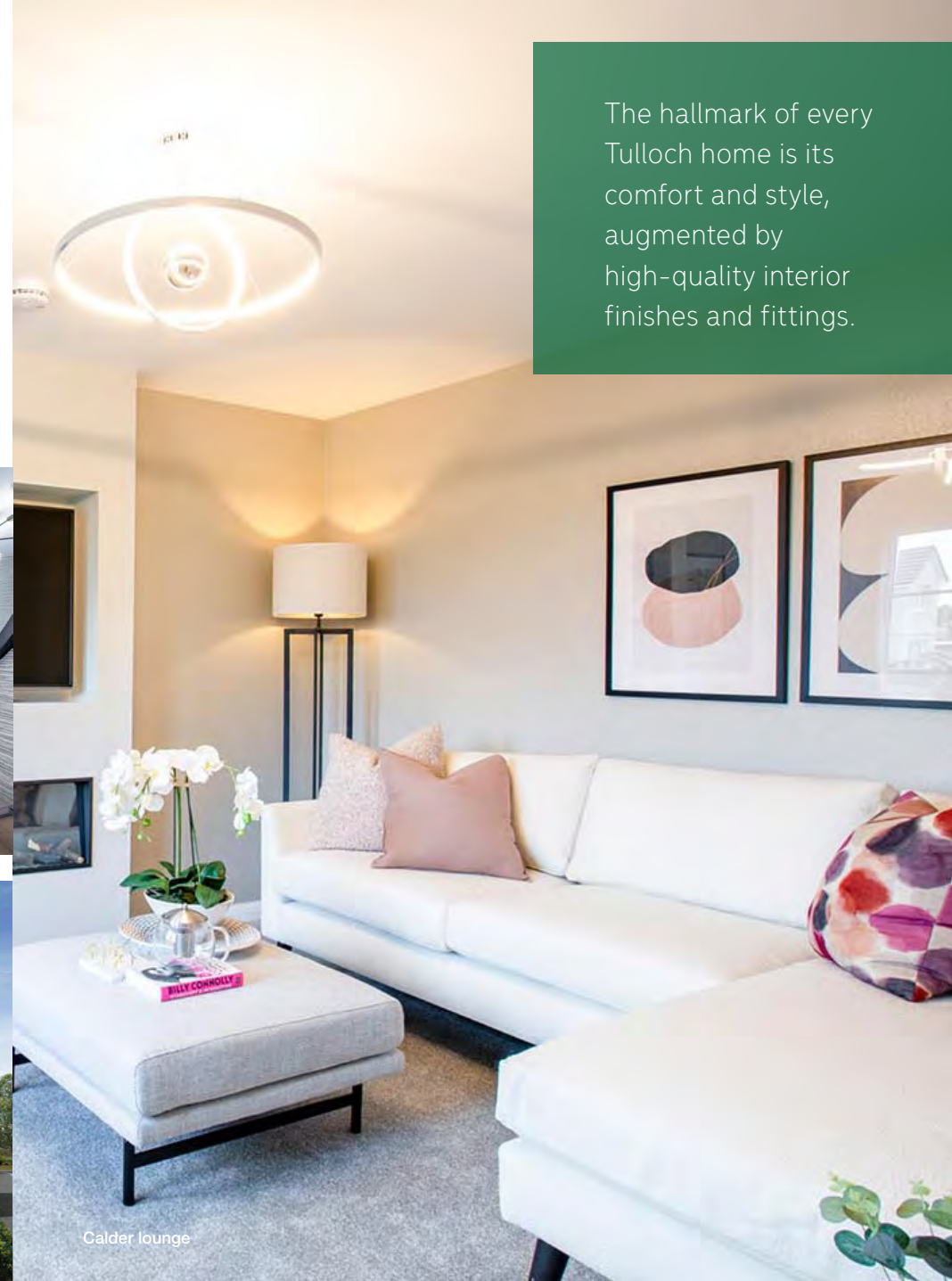
Carrbridge has strong family-friendly credentials, with an excellent nursery and primary school and the fantastic Landmark Forest Adventure Park in the village. A recent community initiative also saw a new state-of-the-art playpark constructed.



Tarvie Kitchen



Orrin exterior



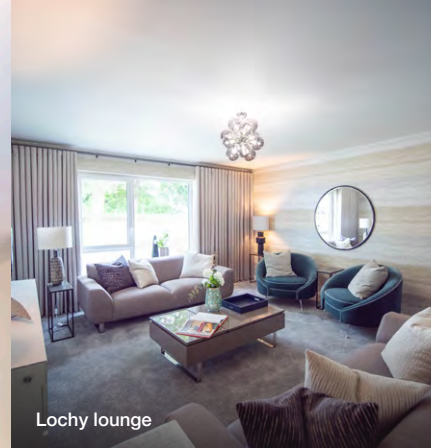
Calder lounge

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



Lochy kitchen

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



Lochy lounge



Lochy 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.

Woodside brings together all our experience and expertise and offers a range of stylish 2, 3 & 4 bedroom homes built with traditional skills, and respect for the environment, in the outstanding Cairngorms National Park.

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

As the leading homebuilder in the Highlands, we believe Woodside to be a truly unique place to live. Designed by leading architects and built to precise Tulloch standards using the finest materials – and situated against a backdrop of the spectacular Monadhliath Mountains – the development will create a vibrant community in the Cairngorms National Park.



PREMIER COLLECTION

# The Orrin

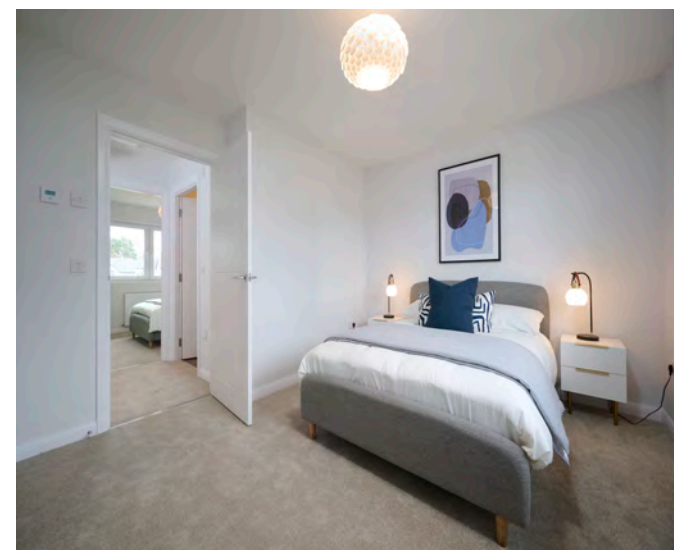
2 bedroom terraced villa at Woodside



[www.tulloch-homes.com](http://www.tulloch-homes.com)

 Tulloch Homes



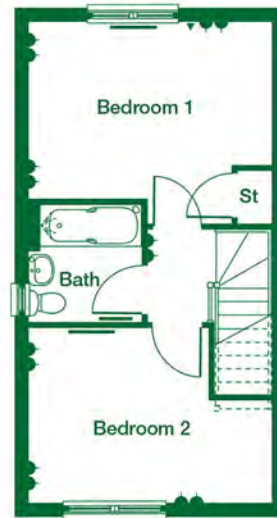


## The Orrin

2 bedroom terraced villa

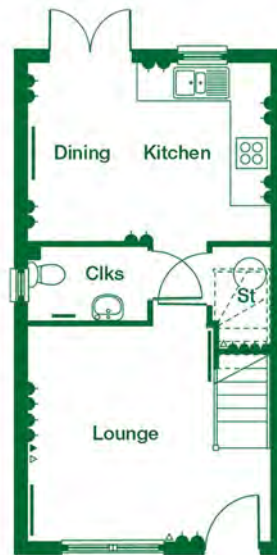
The Orrin is a lovely two bedroom home with excellent accommodation arranged over two floors. The fully fitted Riverside Kitchen includes an integrated Bosch oven and frameless ceramic hob. French doors lead from the open plan kitchen/dining area to the turfed rear garden. A convenient WC is also located on the ground floor. The light filled lounge overlooks the front garden and houses the staircase leading to the first floor. On the first floor you will find two double bedrooms and a bathroom featuring an over bath shower.





First Floor

Bedroom 1	4.20m x 3.10m	13' 9" x 10' 2"
Bedroom 2	4.20m x 3.00m	13' 9" x 9' 10"
Bathroom	2.01m x 1.95m	6' 7" x 6' 4"



Ground Floor

Lounge	4.20m x 3.68m	13' 9" x 12' 0"
Kitchen/Dining	4.20m x 3.07m	13' 8" x 9' 3"
Cloakroom	2.07m x 1.25m	6' 9" x 4' 1"

Please note windows will differ in the cloakroom and bathroom between the end and mid terrace.



# Specification

## Kitchen

- High quality kitchen supplied and fitted by Riverside Kitchens
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic 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 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:
  - 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
- Feature mirror
- 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
- Doorbell fitted at front door

## 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 the kitchen, cloakroom and bathroom, 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

## 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 cloakroom and bathroom
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- 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/images are used for illustrative purposes only. July 2023



PREMIER COLLECTION

# The Corran

3 bedroom terraced\* villa at Woodside



[www.tulloch-homes.com](http://www.tulloch-homes.com)

 Tulloch Homes





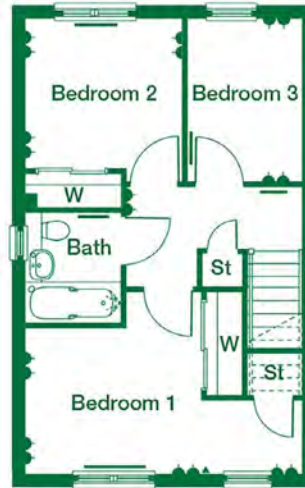
# The Corran

3 bedroom terraced\* villa

\*Semi-detached variation also available

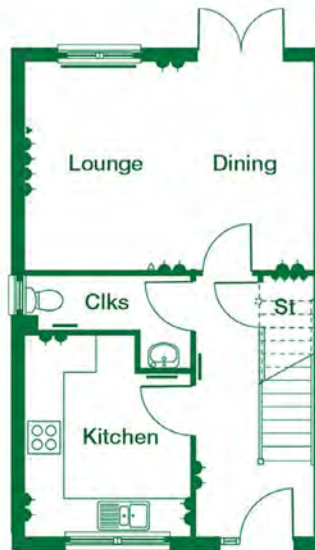
The Corran is a three bedroom home comprising a quality kitchen designed by Riverside Kitchens. The rear aspect open plan lounge/dining room provides flexible living space, and benefits from French doors leading to the rear turfed garden. Upstairs, bedrooms one and two include fitted wardrobes, with an additional third bedroom on this level. A family bathroom with over bath shower, wall hung vanity unit, feature mirror and contemporary tiling, complete the look of this fabulous home.





First Floor

Bedroom 1	4.96m x 2.69m	16' 3" x 8' 9"
Bedroom 2	2.81m x 2.69m	9' 2" x 8' 9"
Bedroom 3	2.95m x 2.05m	9' 8" x 6' 8"
Bathroom	1.95m x 1.71m	6' 4" x 5' 7"



Ground Floor

Lounge/Dining	4.96m x 3.67m	16' 3" x 12' 0"
Kitchen	3.43m x 2.85m	11' 3" x 9' 4"
Cloakroom	2.83m x 1.57m	9' 3" x 5' 1"



# Specification

## Kitchen

- High quality kitchen supplied and fitted by Riverside Kitchens
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic hob
- Stainless steel extractor hood
- Glass splashback behind
- 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 with concealed cistern and 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 and 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/around shower with chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

## Fitted wardrobes and Storage

- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable

## 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 and bathroom, 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

## 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
- Double glazed windows with lockable handles, with obscured glazing to bathroom and WC
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- 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. CGI's are used for illustrative purposes only. July 2023



PREMIER COLLECTION

# The Torrin

3 bedroom semi detached villa at Woodside



[www.tulloch-homes.com](http://www.tulloch-homes.com)

 Tulloch Homes



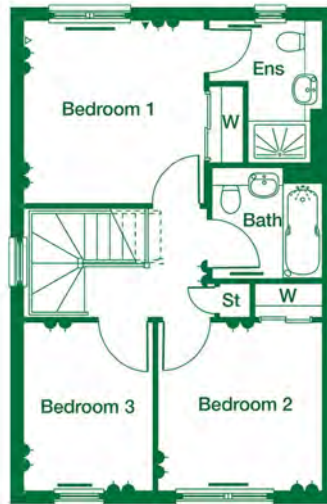


## The Torrin

3 bedroom semi detached villa

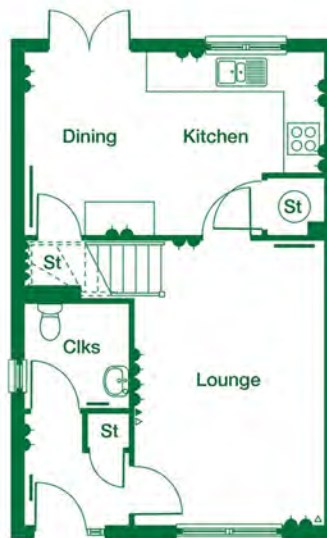
The Torrin is a lovely three bedroom semi detached home featuring a contemporary open plan kitchen/dining room, perfect for entertaining, with French doors opening to the patio area in the rear turfed garden. The kitchen, which has been thoughtfully designed to maximise on space and storage, comes fitted with high quality kitchen furniture from Riverside Kitchens, as well as a selection of Bosch appliances. A separate lounge located to the front provides a lovely space to relax and unwind. The Torrin benefits from three storage cupboards and a WC/cloakroom, which can be accessed from the entrance hall. Upstairs, you will find three bedrooms, two of which feature fitted wardrobes. Bedroom 1 benefits from an 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 10' 11"
Kitchen/Dining	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 Riverside Kitchens
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic 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 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:
  - 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 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
- Doorbell 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 the kitchen, cloakroom and bathroom, 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

## 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
- 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/images are used for illustrative purposes only. July 2023



PREMIER COLLECTION

# The Cedar

3 bedroom semi detached bungalow at Woodside





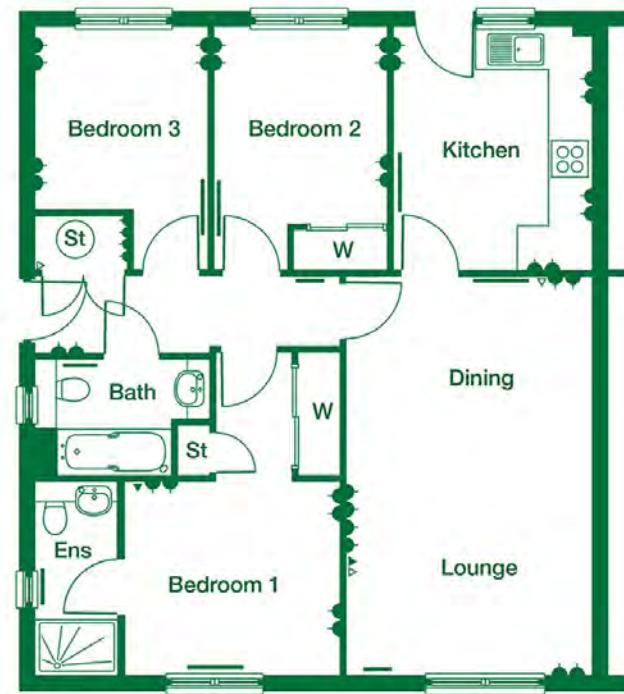


## The Cedar

3 bedroom semi detached bungalow

The Cedar is a lovely three bedroom bungalow with a thoughtfully designed layout, maximising on space. A fully fitted Riverside Kitchen offers access to the turfed rear garden and features appliances by Bosch. A separate lounge/dining room to the front of the home provides flexible living space, perfect for entertaining. The main bedroom benefits from an en suite shower room, with bedrooms one and two benefitting from fitted wardrobes. Vanity units are provided in both the en suite and family bathroom to create a modern and sleek finish.





Lounge/Dining	6.03m x 3.73m	19' 9" x 12' 3"
Kitchen	3.66m x 2.96m	12' 0" x 8' 8"
Bedroom 1	3.27m x 2.92m	10' 8" x 9' 6"
En suite	2.92m x 1.22m	9' 6" x 4' 0"
Bedroom 2	2.95m x 2.61m	9' 8" x 8' 6"
Bedroom 3	2.76m x 2.60m	9' 0" x 8' 6"
Bathroom	2.62m x 1.85m	8' 7" x 6' 0"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Riverside Kitchens
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic hob
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with single bowl
- Under wall-unit lighting

## 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
  - 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 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 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 and en suite, which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white

## Fitted Wardrobes and Storage

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

## 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
- Rear PVCu door with multi-point locking system in manor half panel style with obscure glazing
- 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
- 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. October 2022



PREMIER COLLECTION

# The Beech

3 bedroom detached bungalow at Woodside



[www.tulloch-homes.com](http://www.tulloch-homes.com)

 Tulloch Homes



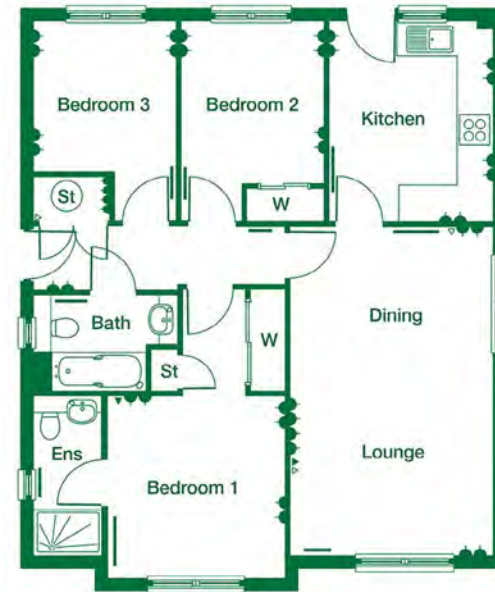


## The Beech

3 bedroom detached bungalow

The Beech is a lovely three bedroom detached bungalow. A fully fitted Riverside Kitchen offers access to the turfed rear garden and features Bosch appliances. A separate lounge/dining room to the front of the home provides flexible living space. The main bedroom benefits from an en suite shower room and fitted wardrobe. The family bathroom features a shower over the bath. Vanity units are provided in both the en suite and family bathroom to create a modern and sleek finish.





Lounge/Dining	6.03m x 3.75m	19' 9" x 12' 3"
Kitchen	3.66m x 3.03m	12' 0" x 9'11"
Bedroom 1	3.37m x 3.27m	11' 0" x 11' 0"
En suite	2.90m x 1.22m	9' 6" x 4' 0"
Bedroom 2	2.95m x 2.61m	9' 8" x 8' 6"
Bedroom 3	2.76m x 2.60m	9' 0" x 8' 6"
Bathroom	2.62m x 1.85m	8' 7" x 6' 0"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Riverside Kitchens
- 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 single bowl
- Under wall-unit lighting

## 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 en suite, which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white

## Fitted Wardrobes and Storage

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

## 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
- 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 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 contemporary en-suite shower room

## Plumbing and Heating

- Air source heat pump

## 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
- Rear PVCu door with multi-point locking system in manor half panel style with obscure glazing
- Chrome ironmongery on exterior doors
- Exterior lights to the 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 and rear doors
- 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. 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 Ness

3 bedroom detached bungalow at Woodside



[www.tulloch-homes.com](http://www.tulloch-homes.com)

 Tulloch Homes



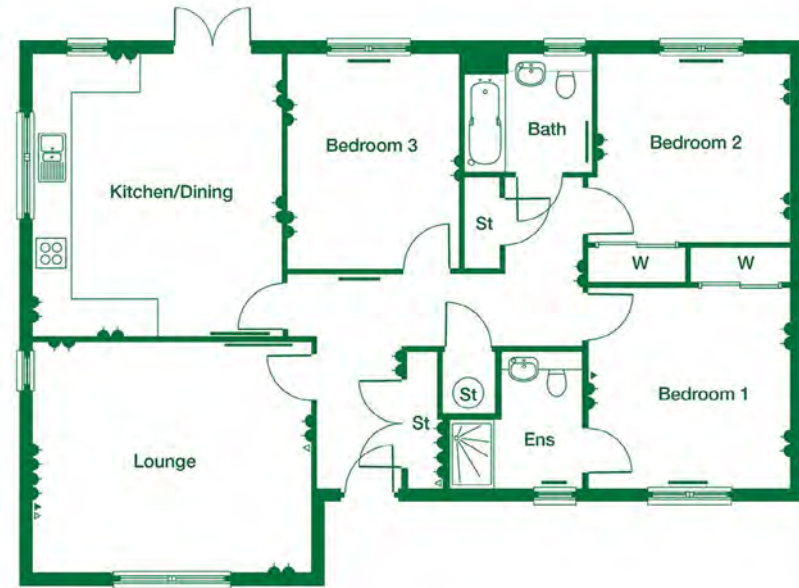


## The Ness

3 bedroom detached bungalow

The Ness bungalow is a beautiful detached home offering three double bedrooms including an en suite shower room to the main bedroom. As well as a separate, front aspect lounge, the Ness features a kitchen/diner with French doors accessing the rear garden. The stunning kitchen designed by Riverside Kitchens comes fitted with an integrated Bosch appliances. In the family bathroom and en suite, vanity units create a sleek, streamlined finish. This home provides ample storage, with fitted wardrobes to bedrooms one and two, and three hall accessed cupboards. Both front and rear gardens are laid with high quality turf.





Lounge	4.80m x 4.00m	15' 8" x 13' 1"
Kitchen/Dining	4.88m x 4.31m	16' 0" x 14' 1"
Bedroom 1	3.49m x 3.48m	11' 5" x 11' 5"
En suite	2.37m x 2.22m	7' 9" x 7' 3"
Bedroom 2	3.33m x 3.24m	10' 11" x 10' 7"
Bedroom 3	3.71m x 2.95m	12' 2" x 9' 8"
Bathroom	2.20m x 2.04m	7' 3" x 6' 8"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Riverside Kitchens
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric 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

## 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
- Electric 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 and 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, 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 en suite, which will be white
- Ceilings finished with matt emulsion in white
- Facings, skirtings, cills and apron plates finished in brilliant white

## Fitted Wardrobes and Storage

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

## 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
- 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
- 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. October 2022



# Woodside Carrbridge

[www.tulloch-homes.com](http://www.tulloch-homes.com)



- 
**The Torrin**  
 3 bedroom semi detached villa.
- 
**The Tarvie**  
 4 bedroom detached villa.
- 
**The Lochy**  
 3 bedroom detached bungalow with garage.
- 
**The Ness**  
 3 bedroom detached bungalow.
- 
**The Beech**  
 3 bedroom detached bungalow.
- 
**The Cedar**  
 3 bedroom semi detached bungalow.
- 
**The Birch**  
 2 bedroom semi detached bungalow.
- 
**The Orrin**  
 2 bedroom terraced villa.
- 
**The Corran**  
 3 bedroom terraced villa\*

\*Semi detached variation also available.

Woodside Carrbridge on SatNav: PH23 3AF

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.

# Woodside Carrbridge

[www.tulloch-homes.com](http://www.tulloch-homes.com)





[www.tulloch-homes.com](http://www.tulloch-homes.com)



### Directions

Woodside is located on Carr Road,  
Carrbridge - Sat Nav PH23 3AF

 **Tulloch Homes**

Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA  
Email: [hello@tulloch-homes.com](mailto:hello@tulloch-homes.com) Tel: 01479 784022



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