

## Enjoy modern family living,

## with scenic views and prime convenience

Drumossie Braes offers the perfect balance of modern convenience and Highland tranquility. Nestled just 3 miles southeast of Inverness city centre, it is ideally situated to give you the best of both worlds. Its peaceful setting offers stunning views across the Moray Firth and the Black Isle, while still providing quick and easy access to the city. With the nearby B9006 road, you're minutes away from local amenities, yet perfectly positioned outwith the hustle and bustle of the city. Within close proximity on the A9, Drumossie Braes offers easy access to Inverness, Perth and the Scottish Highlands, making it an ideal location for travel and exploration.

Living in Drumossie means everything you need is at your fingertips. From the nearby Co-op store, bakery, and cafe to the local childrens nursery and dental practice, convenience is built into your daily life! The catchment area includes highly regarded schools, such a Cradlehall Primary and Culloden Academy, making it an excellent location for families. For those who love history, the famous Culloden Battlefield is just a short drive away, offering a glimpse into Scotland's past.

For city conveniences, Inverness city centre and retail park are only a short drive, putting larger shops, restaurants, cultural attractions, and even an international airport within easy reach. Whether you're seeking a vibrant night out or a leisurely day in the city, it's all close by!

Imagine waking up each day to the breathtaking beauty of the Scottish Highlands. Drumossie Braes' tranquil surroundings offer endless opportunities to explore nature, from scenic walks to wildlife spotting. The stunning Moray Firth is just a short drive away, where you might even catch sight of Dolphins playing in the waters.

Drumossie Braes truly offers a lifestyle where modern comfort meets natural beauty. Whether you're raising a family, looking for a peaceful retreat from city centre living, or simply seeking a home that connects you to the best of Scotland's Highland capital, Drumossie Braes provides an unparalleled opportunity

With its ideal location near Inverness, excellent schools, and access to local amenities, it offers the convenience you need while not being directly within the city centre. Make it your home and experience the best of modern living in a truly inspiring location.

## WHAT'S NEARBY

CRADLEHALL PRIMARY SCHOOL 0.8 Miles LOCH NESS 15.1 Miles

CULLODEN ACADEMY 3.0 Miles TRAIN STATION/TOWN CENTRE 2.9 Miles

UHI - INVERNESS CAMPUS 1.4 Miles MERKINCH NATURE RESERVE 4.4 Miles

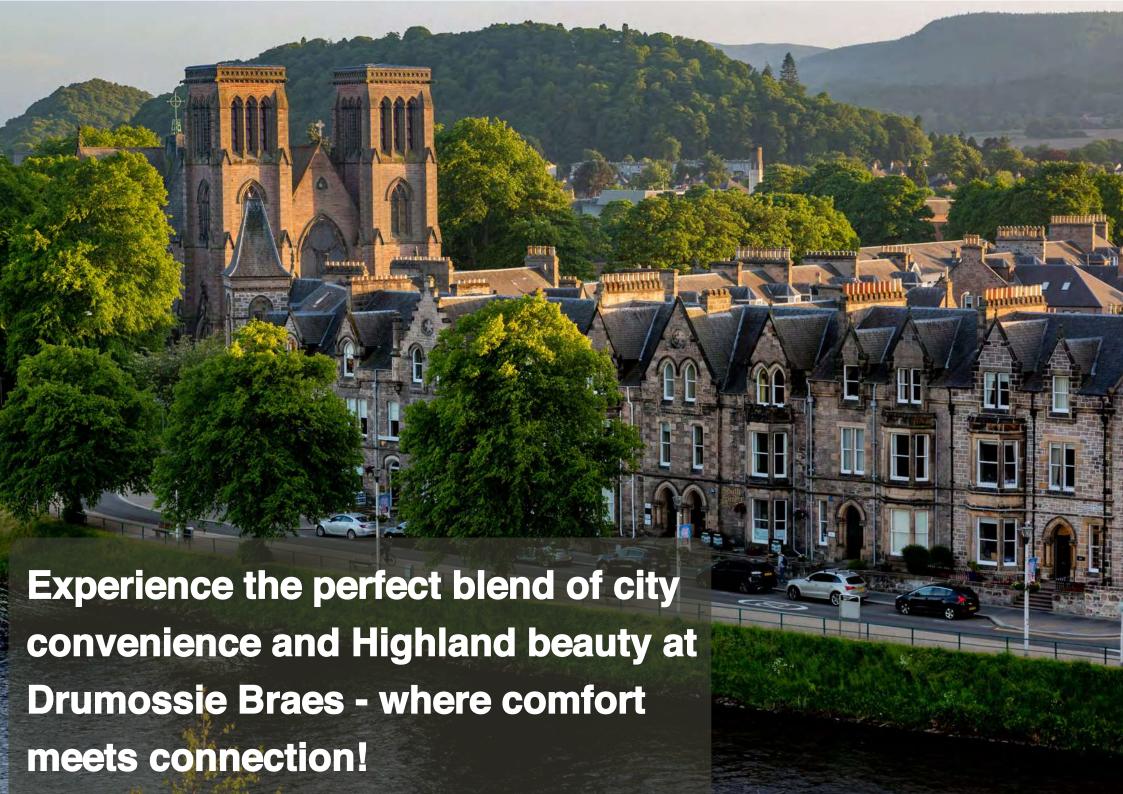
NEAREST BUS STOP 0.2 Miles CULLODEN BATTLEFIELD 3.6 Miles

INVERNESS RETAIL PARK 2.6 Miles INVERNESS AIRPORT 7.8 Miles









## **HOUSE STYLES & SITE PLAN**

With a great selection of 2 bedroom apartments and 3, 4 & 5 bedroom homes, there's something to suit every lifestyle.















## THE KINCRAIG

## 4/5 bedroom detached

Discover this exceptional family home, thoughtfully designed to blend comtemporary design with everyday practicality. From the moment you enter, the welcoming hallway sets the tone for a bright and spacious interior that's perfect for modern living.

The ground floor is designed with both style and functionality in mind. The lounge benefits from plenty of natural light thanks to its large windows, offers the ideal place to unwind. At the heart of the home, lies the open plan kitchen and dining area, complete with a breakfast bar and high quality integrated appliances. A sunroom, provides a bright space, with French doors seamlessly connecting indoor and outdoor spaces. The addition of a utility room, W.C, garage access, and a flexible study or 5th bedroom ensures this home adapts effortlessly to your lifestyle.

Upstairs, bedrooms 1 & 2 combine comfort and luxury with en-suites and sleek walk in wardrobes. Two further double bedrooms, both with fitted wardrobes, are perfect for family or guests. A family bathroom with shower over the bath completes this floor.

Offering the perfect blend of modern comfort, space and practicality, this house is perfect for meeting the demands of family life!

## **KEY FEATURES**



Spacious lounge with large windows



Open plan kitchen/diner with integrated appliances



Fitted wardrobes in all four of the bedrooms



Modern bathroom ware and shower over bath



Turfed garden with 1.8m screen fence

To explore our Kincraig show home, simply book an appointment online or contact our Sales Consultant.





## WHY CHOOSE SPRINGFIELD



## New in every sense

Everthing's brand new - the kitchen is modern, the bathrooms are beautiful, the walls are freshly painted and the gardens have been turfed. You can simply unpack and enjoy your new home.



## Make it your own

With Springfield, you can customise your home to suit your lifestyle through a range of choices. Choose your own kitchen, wardrobe doors, bathroom tiles, paint colours and more.



## **Energy efficient**

Every new home is built using sustainable timber and features modern innovations in heating and insulations which is better for the environment, will keep your home cost and your bills lower.



## A helping hand

From our friendly Sales Consultant to our helpful Choices Coordinators and our Aftersales team, we care about your home buying experience and aim to make it as easy and enjoyable as possible.



## New community

Make new friends as you and your neighbours move into your new community and share the new home experience together.



#### Your warranties

We offer 24 hour After Sales cover for the first two years after you've moved in. Your boiler and appliances all come with their own warranties too. Your home is also protected by the 10 year NHBC Buildmark policy.





## KITCHEN

- Choice of worktops, cabinets, doors and handles
- Single fan assisted oven
- Induction hob
- Cooker hood
- Integrated microwave
- Integrated fridge freezer
- Integrated dishwasher
- LED chrome downlights
- Integrated washer/dryer (apartments only)

## **BATHROOM, EN-SUITE AND WC**

- Modern bathroom ware
- Modular vanity unit in bathroom and en-suites
- Full height tiling around bath and half height on other walls
- Glass shower screen and enclosure
- Fitted mirror
- White towel warmers to bathroom and en-suites
- Chrome towel warmer to WC
- LED chrome downlights
- Shaver Socket



## It's Included

A new house or apartment that's a home from day one.

From great storage provided by fitted bedroom wardrobes, to a kitchen complete with integrated appliances. Your Springfield home includes a high specification.

### **INTERNAL**

- Fitted wardrobes in most bedrooms
- Chrome socket and switches on the ground floor
- SKY and BT points in the lounge
- TV point in all bedrooms
- USB sockets in lounge, kitchen and bedroom 1
- Glazed doors to public rooms
- White internal doors and chrome door handles
- Choice of paint colours (no feature walls)
- Satin finish to woodwork

#### **EXTERNAL**

- Cabling for future electric car charging point (houses only)
- Block paved driveway
- Turf to front and rear garden
- 1.8m screen fence to rear garden
- 1.8m gate
- External tap at rear (houses only)
- External light at front and rear of home
- Rotary clothes dryer (houses only)
- Off street parking and communal garden (apartments only)

## Your Questions Answered

To assist you on your home buying journey, we've compiled some frequently asked questions.

#### Can I reserve a home before it's released?

No, we ask anyone interested in one of our developments to join our mailing list through our website. This ensures everyone is given the same opportunity. When you join our mailing list, you will receive email updates about all future releases as they happen.

## How do I join the mailing list?

You can join through our website. Simply click on the development you're interested in and make an enquiry using the green button at the bottom of the page. You will then be automatically added to the mailing list for that development.

## How do I reserve my new home?

When you see something you want to reserve, contact the relevant Sales Consultant. Reservations are taken on a first come first served basis and will not be accepted before this point. There is a reservation fee of £750 you will need to pay to secure your future home.

## What's included with my home & when can I make my choices?

Full details can be found on our It's Included page. After we receive your reservation, you will have the opportunity to book an appointment to visit the studios of our kitchen and tile suppliers, where you will be able to create your dream home. (Please note: Depending on the stage of build choices may have already been made).

For all other questions, please speak to our Sales Consultant.



## Reservation Process

To reserve your new home with Springfield Properties, contact a member of our sales team to discuss your wishes.

It's a good idea to identify a financial advisor and solicitor in advance of contacting, as this information is mandatory on reserving your new home. Don't worry if you don't have one though, as you can use one of our trusted recommendations.

Could you please bring with you mortgage in principle or proof of funding.

Reserving without a house to sell

The reservation fee is £750

To reserve a house, you will need to arrange an appointment with the sales consultant. At that point you will be provided with all relevant information on your new home including a reservation pack. This outlines floor plans, factoring information, street lighting, plot boundaries and much more.

Reserving with a house to sell

If you have a dependent property to sell, we will follow the above process. However, we will give you up to 3 additional months to allow you to sell your house. We would encourage you to put your property on the

market as soon as possible and would require regular updates on how the sale is progressing.

When you have accepted an offer, we will be in a position to request an anticipated entry date from our construction team.

## **Cancellation Policy**

You have the right to cancel your reservation agreement at any time prior to conclusion of legally binding missives. If you cancel this reservation before concluding missives our estimated costs are as follows:

- (i) Within 2 weeks, then a full refund will be given.
- (ii) Within 4 weeks of the reservation date, then we will deduct £250 from the reservation fee before returning the balance to you.
- (iii) Between 4 weeks and 8 weeks of the reservation date, then we will deduct a further £250 from the reservation fee before returning the balance to you.
- (iv) More than 8 weeks after the reservation date, then we will retain 100% of the reservation fee.

These deductions are made to cover the proper and reasonable costs borne by us in the administration of this reservation.



# House



# Styles



## THE Moray / Dunbar

## 2 bedroom apartment



#### **GROUND FLOOR - THE MORAY**

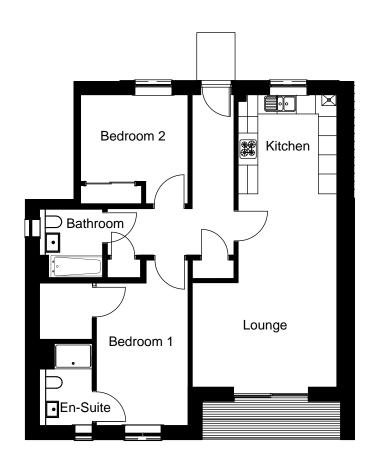
Room	Metric	Imperial
Lounge / Dining	4535 x 5559 mm	14'9" x 18'2"
Kitchen	3099 x 3606 mm	10'2" x 11'8"
Bedroom 1	2882 x 4470 mm	9'5" x 14'7"
En-Suite	1662 x 2580 mm	5'5" x 8'5"
Bedroom 2	3373 x 2725 mm	11'1" x 8'9"
Bathroom	1986 x 2148 mm	6'5" x 7'0"

Total Floor Area 86m<sup>2</sup> / 930ft<sup>2</sup>

#### FIRST FLOOR - THE DUNBAR

Room	Metric	Imperial
1100111	Metrio	imperial
Lounge/Dining	4509 x 5626 mm	14'8" x 18'5'
Kitchen	3111 x 3590 mm	10'2" x 11'8'
Bedroom 1	2894 x 4506 mm	9'5" x 14'8"
En-Suite	1699 x 3099 mm	5'7" x 10'2"
Bedroom 2	2794 x 3470 mm	9'2" x 11'4"
Bathroom	2068 x 3460 mm	6'8" x 11'4"

Total Floor Area 96m<sup>2</sup> / 1034ft<sup>2</sup>





FIRST FLOOR

# THE Cupar

## 3 bedroom semi-detached



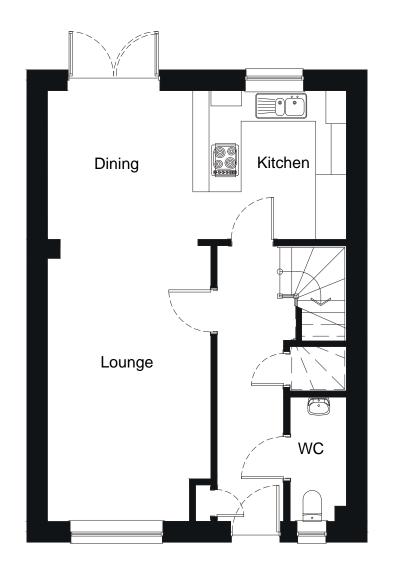
## **GROUND FLOOR**

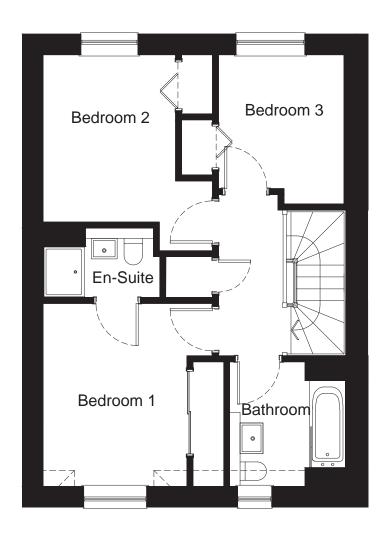
Room	Metric	Imperial
Lounge	3219 x 5526 mm	10'7" x 18'2"
Dining	2878 x 2917 mm	9'5" x 9'7"
Kitchen	3008 x 2917 mm	9'10" x 9'7"
WC	1112 x 2437 mm	3'8" x 8'0"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	2812 x 3579 mm	9'3" x 11'9"
En-Suite	2272 x 1351 mm	7'5" x 4'5"
Bedroom 2	2592 x 3273 mm	8'6" x 10'9"
Bedroom 3	2454 x 2918 mm	8'1" x 9'7"
Bathroom	2262 x 2436 mm	7'5" x 8'0"

#### Total Floor Area 100m<sup>2</sup> / 1073ft<sup>2</sup>





FIRST FLOOR

# THE Cupar

## 3 bedroom detached



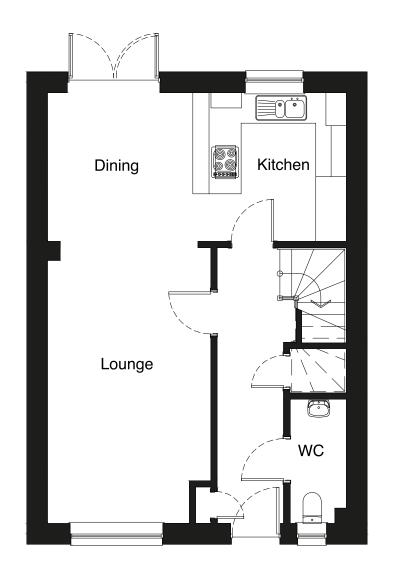
## **GROUND FLOOR**

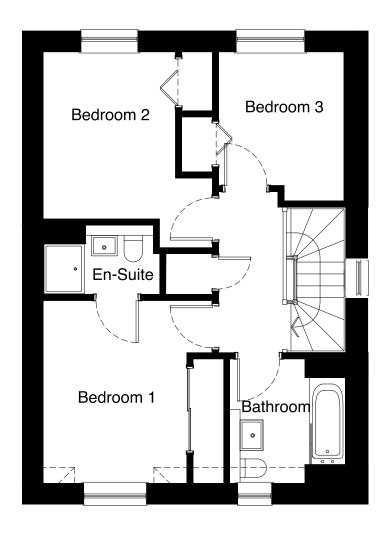
Room	Metric	Imperial
Lounge	3202 x 5527 mm	10'5" x 18'1"
Dining	2878 x 2918 mm	9'5" x 9'6"
Kitchen	2848 x 2918 mm	9'10" x 9'6"
WC	1100 x 2437 mm	3'6" x 8'0"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	2795 x 3580 mm	9'2" x 11'7"
En-Suite	2277 x 1185 mm	7'5" x 3'9"
Bedroom 2	2574 x 3286 mm	8'4" x 10'8"
Bedroom 3	2443 x 2918 mm	8'0" x 9'6"
Bathroom	2222 x 2437 mm	7 <b>'</b> 3" x 8'0"

Total Floor Area 98m<sup>2</sup> / 1064ft<sup>2</sup>





FIRST FLOOR

## THE Roslin

## 4 bedroom detached



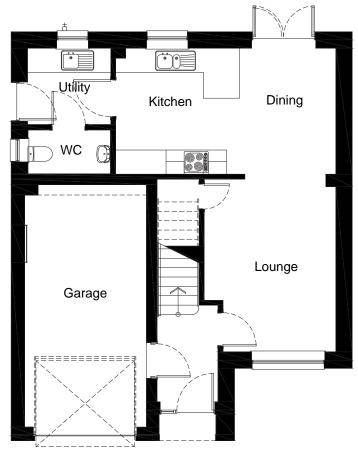
## **GROUND FLOOR**

Room	Metric	Imperial
Lounge	3273 x 4294 mm	10'9" x 14'1"
Dining	2392 x 3130 mm	7'10" x 10'3"
Kitchen	3075 x 3130 mm	10'1" x 10'3"
WC	2070 x 1900 mm	6'9" x 6'3"
Utility	2050 x 1090 mm	6'9" x 3'7"

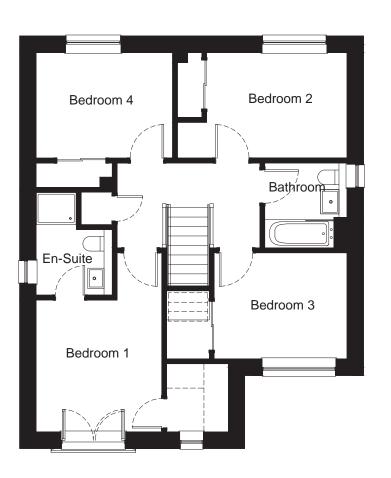
## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3094 x 3250 mm	10'2" x 10'8"
En-Suite	1874 x 2534 mm	6'2" x 8'4"
Bedroom 2	4176 x 2600 mm	13'8" x 8'6"
Bedroom 3	3273 x 2613 mm	10'9" x 8'7"
Bedroom 4	3360 x 2600 mm	11'0" x 8'6"
Bathroom	2025 x 2091 mm	6'8" x 6'10"

#### Total Floor Area 111m<sup>2</sup> / 1202ft<sup>2</sup>







FIRST FLOOR

## THE Arden

## 4 bedroom detached



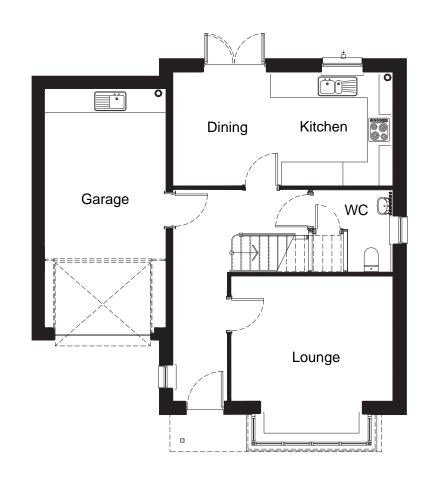
## **GROUND FLOOR**

Room	Metric	Imperial
Lounge	4077 x 4041 mm	13'5" x 13'3"
Dining	2444 x 2850 mm	8'0" x 9'4"
Kitchen	3075 x 2850 mm	10'1" x 9'4"
WC	1990 x 2080 mm	6'6" x 6'10"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3075 x 3499 mm	10'1" x 11'6"
En-Suite	2422 x 2350 mm	7'11" x 7'9"
Bedroom 2	3099 x 2850 mm	10'2" x 9'4"
Bedroom 3	3050 x 2421 mm	10'0" x 7'11"
Bedroom 4	2349 x 3141 mm	7'8" x 10'4"
Bathroom	2300 x 2850 mm	7'7" x 9'4"

Total Floor Area 113m<sup>2</sup> / 1224ft<sup>2</sup>





FIRST FLOOR

## THE Balerno

## 4 bedroom detached



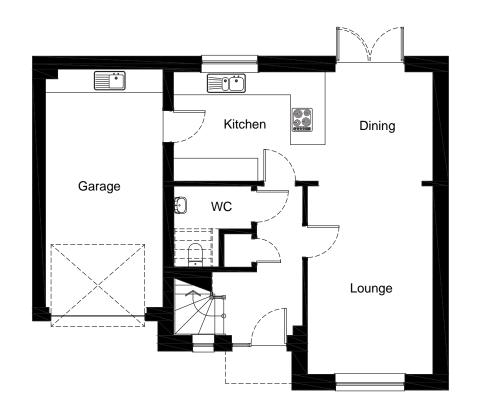
## **GROUND FLOOR**

Room	Metric	Imperial
Lounge	3269 x 4902 mm	10'9" x 16'1"
Dining	3950 x 2850 mm	13'0" x 9'4"
Kitchen	2807 x 2850 mm	9'2" x 9'4"
WC	2028 x 2100mm	6'8" x 6'11"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3142 x 3162 mm	10'4" x 10'4"
En-Suite	2890 x 1308 mm	9'6" x 4'3"
Bedroom 2	3269 x 3200 mm	10'9" x 10'6"
Bedroom 3	3269 x 3122 mm	10'9" x 10'3"
Bedroom 4	2700 x 2800 mm	8'10" x 9'2"
Bathroom	2050 x 2729 mm	6'9" x 8'11"

Total Floor Area 120m<sup>2</sup> / 1284ft<sup>2</sup>





FIRST FLOOR

## THE Melford

## 5 bedroom detached



## **GROUND FLOOR**

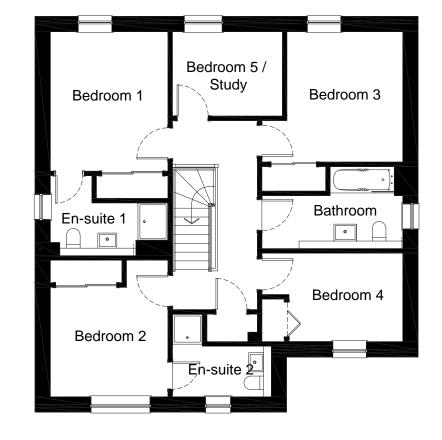
Room	Metric	Imperial
Lounge	3367 x 4619 mm	11'1" x 15'2"
Dining	3739 x 3480 mm	12'3" x 11'5"
Kitchen	3713 x 3480 mm	12'2" x 11'5"
Utility	1772 x 3480 mm	5'10" x 11'5"
WC	1100 x 2470 mm	3'7" x 8'1"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3117 x 3700 mm	10'3" x 12'2"
En-Suite 1	2321 x 1400 mm	7'7" x 4'7"
Bedroom 2	3117 x 3622 mm	10'3" x 11'11"
En-Suite 2	2619 x 1343 mm	8'7" x 4'5"
Bedroom 3	3072 x 3458 mm	10'1" x 11'4"
Bedroom 4	3737 x 2346 mm	12'3" x 7'8"
Bedroom 5	2915 x 2238 mm	9'7" x 7'4"
Bathroom	3737 x 2175 mm	12'3" x 7'2"

#### Total Floor Area 148m<sup>2</sup> / 1602ft<sup>2</sup>





FIRST FLOOR

## THE Kintore

## 4 bedroom detached



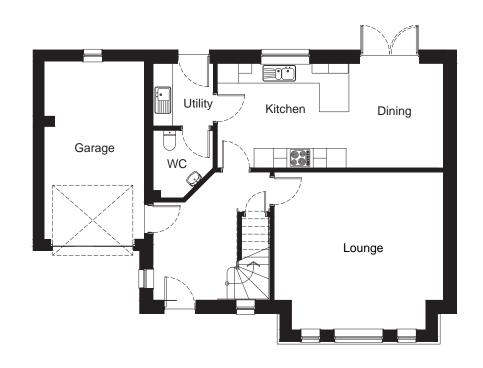
### **GROUND FLOOR**

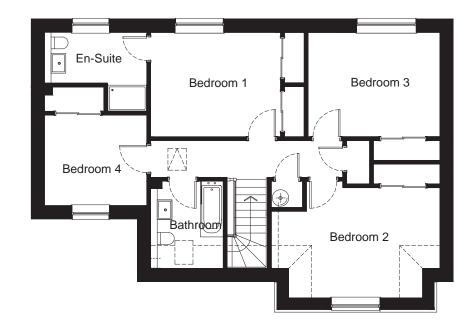
Room	Metric	Imperial
Lounge	5146 x 4802 mm	16'11" x 15'9"
Dining	2870 x 3184 mm	9'5" x 10'5"
Kitchen	4005 x 3184 mm	13'2" x 10'5"
Utility	1837 x 1907 mm	6'0" x 6'3"
WC	1822 x 2056 mm	6'0" x 6'3"

### **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3965 x 3185 mm	13'0" x 10'5"
En-Suite	3120 x 2409 mm	10'3" x 7'11"
Bedroom 2	5146 x 3562 mm	16'11" x 11'8"
Bedroom 3	4026 x 3185 mm	13'3" x 10'5"
Bedroom 4	3120 x 2760 mm	10'3" x 9'1"
Bathroom	2215 x 2662 mm	7'3" x 8'9"

#### Total Floor Area 151m<sup>2</sup> / 1634ft<sup>2</sup>





FIRST FLOOR

# THE **Dunning**

4 bedroom detached



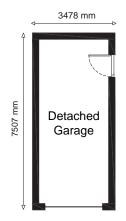
## **GROUND FLOOR**

Room	Metric	Imperial
Lounge	3255 x 4668 mm	10'8" x 15'4"
Dining	3841 x 3683 mm	12'7" x 12'1"
Kitchen	3900 x 2746 mm	12'10" x 9'0"
Family	5557 x 2746 mm	18'3" x 9'0"
Utility	1800 x 1900 mm	5'11" x 6'3"
WC	1903 x 1219 mm	6'3" x 4'0"

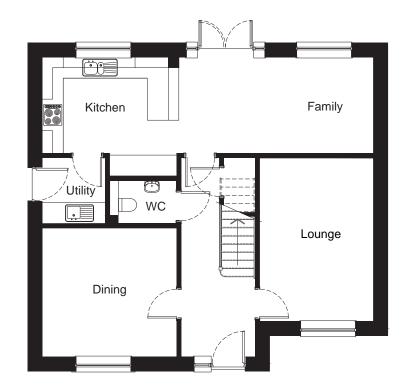
## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3841 x 3433 mm	12'7" x 11'3"
En-Suite	2762 x 1737 mm	8'9" x 5'8"
Bedroom 2	3255 x 3558 mm	10'8" x 11'8"
Bedroom 3	3255 x 3146 mm	10'8" x 10'4"
Bedroom 4	3121 x 3146 mm	10'3" x 10'4"
Bathroom	2120 x 2000 mm	6'11" x 6'7"

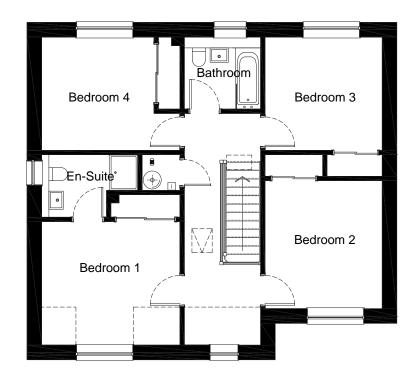
Total Floor Area 156m<sup>2</sup> / 1668ft<sup>2</sup>



\*Please see site plan for garage location



**GROUND FLOOR** 



FIRST FLOOR

# THE Kincraig

## 4/5 bedroom detached



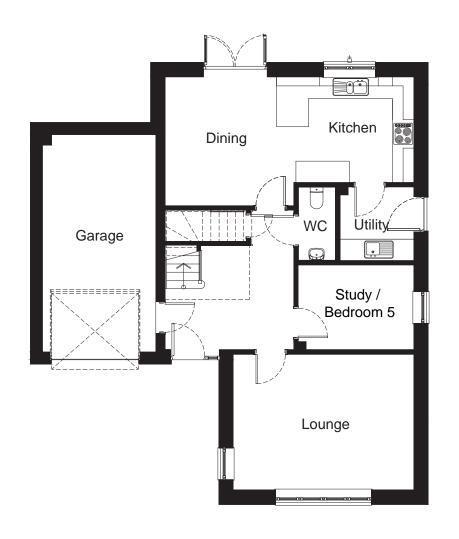
### **GROUND FLOOR**

Room	Metric	Imperial
Lounge	5069 x 3808 mm	16'8" x 12'6"
Dining	3612 x 3616 mm	11'10" x
Kitchen	3369 x 2966 mm	11'10"
Utility	2069 x 2070 mm	11'1" x 9'9"
Study / Bed 5	3249 x 2380 mm	6'9" x 6'9"
WC	1040 x 2050 mm	10'8" x 7'10"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3549 x 3818 mm	11'8" x 12'6"
En-Suite	3249 x 1568 mm	10'8" x 5'2"
Bedroom 2	3127 x 3431 mm	10'3" x 11'3"
Bedroom 3	3249 x 3446 mm	10'8" x 11'4"
Bedroom 4	3613 x 2896 mm	11'10" x 9'6"
Bathroom	3249 x 2100 mm	10'8" x 6'11"
En-Suite 2	1535 x 2418 mm	5'0" x 7'11"

#### Total Floor Area 167m<sup>2</sup> / 1797ft<sup>2</sup>





FIRST FLOOR

## THE Culbin

## 4 bedroom detached



## **GROUND FLOOR**

Room	Metric	Imperial
Lounge	5294 x 4155 mm	17'4" x 13'8"
Dining	3297 x 3381 mm	10'0" x 11'1"
Kitchen	3926 x 3480 mm	12'11" x 11'5"
Family	3168 x 3480 mm	10'5" x 11'5"
Utility	1905 x 2009 mm	6'3" x 6'7"
WC	1885 x 2030 mm	6'2" x 6'8"

## **FIRST FLOOR**

Room	Metric	Imperial
Bedroom 1	3374 x 4155 mm	11'1" x 13'8"
En-Suite 1	1800 x 2185 mm	5'11" x 7'2"
Bedroom 2	2932 x 5190 mm	9'7" x 17'0"
En-Suite 2	2228 x 1950 mm	7'4" x 6'5"
Bedroom 3	3927 x 2760 mm	12'11" x 9'1"
Bedroom 4	2519 x 2760 mm	8'3" x 9'1"
Bathroom	2769 x 3382 mm	9'1" x 11'1"

#### Total Floor Area 179m<sup>2</sup> / 1921ft<sup>2</sup>





FIRST FLOOR

## **Drumossie Braes, Inverness**





drumossiebraes@springfield.co.uk

Book your visit online at Springfield.co.uk



