

 Tulloch Homes

HIGHLAND VIEW KIRKHILL



BEAUTIFUL HOMES IN A STUNNING LOCATION



Highland View streetscene

Exceptional homes in a desirable location...

Highland View, set on the edge of the charming village of Kirkhill, is a new development of 2, 3 and 4 bedroom homes – including highly sought after bungalows – set in a picturesque countryside location.

Designed by leading architects and built to precise Tulloch Homes' standards using the finest materials, Highland View offers a unique opportunity to enjoy a stunning new home within an active village community.

At Tulloch Homes, we are proud of our reputation for creating enduring, attractive, high specification homes in carefully chosen locations. Highland View brings together all our experience and expertise in an outstanding setting.

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. For absolute peace of mind, homes in this – and indeed all – exclusive Tulloch developments benefit from a 10-year NHBC Buildmark warranty.





View of Ben Wyvis

Enjoy an Idyllic Lifestyle

At the heart of the area known as The Aird, Kirkhill is a small but thriving community 8 miles west of Inverness. The rural surroundings are steeped in history and abundant in wildlife, with stunning views and beautiful woodland walks and cycle routes to be found in and around the village.

Only a short stroll from Highland View is the village primary school. The community is also served by a busy community centre offering a wide range of activities for all age groups from football to indoor bowling.

The Old North Inn Hotel and restaurant is close by, with more village facilities including supermarkets, independent gift shops, Post Office, butcher, baker, chemist and cafes only 4 miles west in beautiful Beaulieu, renowned for its 13th century priory and pretty village square. Beaulieu is also served by its own railway station.

Inverness City Centre, to the east, is only a short commute with an abundance of business, education, entertainment, leisure, retail and transport options.





Kirkhill Primary School is a short stroll from Highland View



The Old North Inn, Inchmore



Play park in Kirkhill



City Centre of Inverness

Enjoy the benefits of buying a new Tulloch home...

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

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

The decision to buy a new home also has practical consequences for achieving eco-friendly standards.

Tulloch Homes, with its core values of new and traditional building techniques and understanding of lifestyle needs and environmental respect, is the natural choice for today's energy conscious homebuyer.

Tulloch Homes have an average EPC rating of B.

As well as air source heating, our homes feature double glazing for optimum energy efficiency, plus security windows, fire resistant materials, circuit breakers and smoke alarms for greater safety. Modern building materials also mean that your home stays in prime condition for much longer.

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

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





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

Tulloch Home purchaser



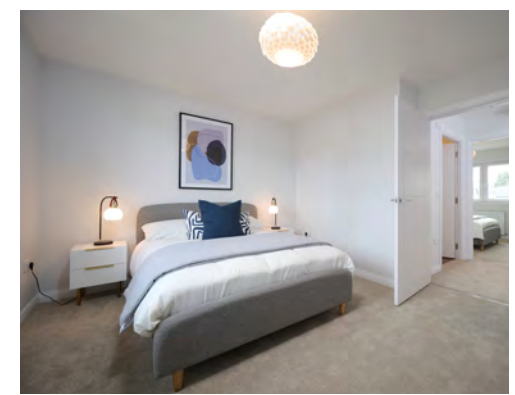


PREMIER COLLECTION

The Orrin and The Corran

2 and 3 bedroom terraced homes at Highland View





THE CORRAN

3 bedroom terraced home

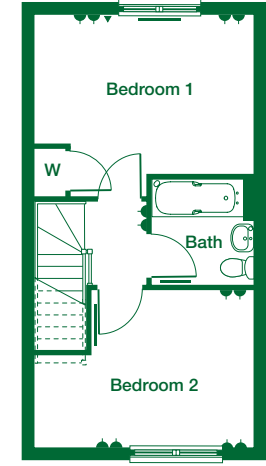
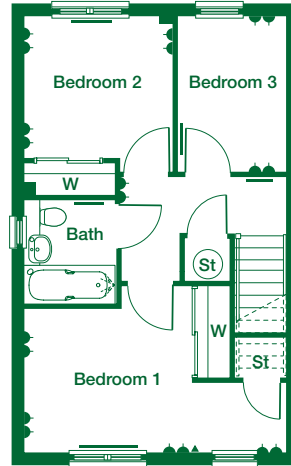
The Corran is an impressive three bedroom home comprising a quality kitchen designed by respected local manufacturers Ashley Ann. The rear aspect open plan lounge/dining room provides flexible living space, and benefits from French doors leading to the rear turfed garden. A cloakroom is located off the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



THE ORRIN

2 bedroom terraced home

The Orrin is a popular two bedroom home with excellent accommodation arranged over two floors. On the ground floor, there is a good sized Ashley Ann kitchen/dining area with French doors offering access to the rear turfed 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.

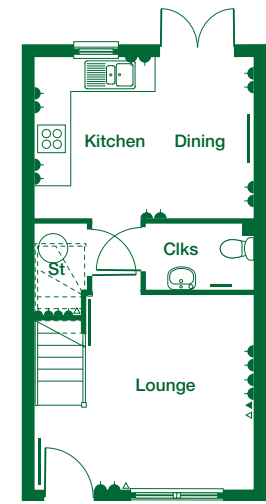
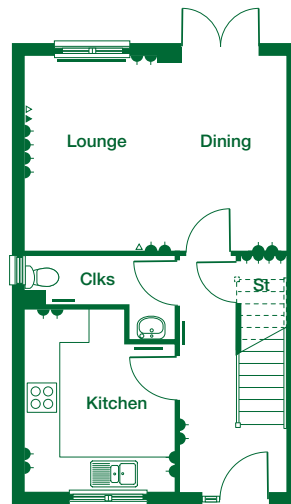


First Floor

First Floor

Bedroom 1	4.96m x 2.69m	16' 3" x 8' 10"
Bedroom 2	2.81m x 2.69m	9' 3" x 8' 10"
Bedroom 3	2.95m x 2.04m	9' 8" x 6' 9"
Bathroom	1.95m x 1.71m	6' 5" x 5' 7"

Bedroom 1	4.18m x 3.03m	13' 9" x 9' 11"
Bedroom 2	4.18m x 3.00m	13' 9" x 9' 10"
Bathroom	2.01m x 1.95m	6' 7" x 6' 5"



Ground Floor

Ground Floor

Lounge/Dining	4.96m x 3.66m	16' 3" x 12' 0"
Kitchen	3.43m x 2.83m	11' 3" x 9' 3"
Cloakroom	2.83m x 1.58m	9' 3" x 5' 2"

Lounge	4.13m x 3.70m	13' 7" x 12' 2"
Kitchen/Dining	4.08m x 3.07m	13' 5" x 10' 1"
Cloakroom	2.08m x 1.25m	6' 10" x 4' 1"

Please note bedroom 2 and lounge window positions will vary in handed Corran housetype.

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
- Stainless steel extractor hood
- 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 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
 - 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 in The Corran
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in soft grey, apart from kitchen, cloakroom and bathroom, 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

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

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Master 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 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. CGIs are used for illustrative purposes only. July 2023

PREMIER COLLECTION

The Beech

3 bedroom detached bungalow at Highland View

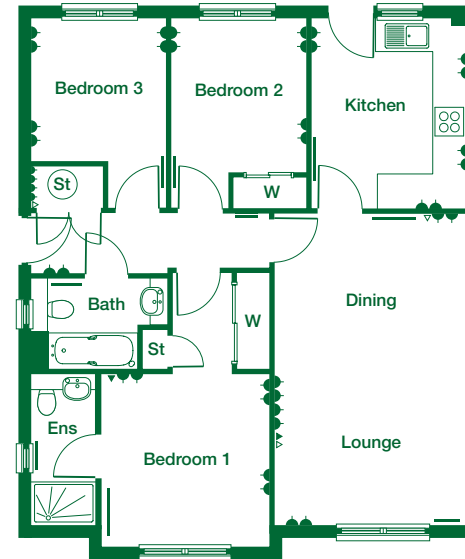




THE BEECH

3 bedroom detached bungalow

The Beech is an attractive and desirable three bedroom bungalow featuring a spacious, light filled front aspect lounge. Its good sized kitchen designed by Ashley Ann features integrated appliances including oven, hob, hood and fridge freezer. The main bedroom benefits from an en suite shower room as well as 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' 4"
Kitchen	3.66m x 3.03m	12' 0" x 9' 11"
Bedroom 1	3.37m x 3.27m	11' 1" x 10' 9"
En suite	2.92m x 1.22m	9' 7" x 4' 0"
Bedroom 2	2.95m x 2.61m	9' 8" x 8' 7"
Bedroom 3	2.76m x 2.60m	9' 0" x 8' 6"
Bathroom	2.62m x 1.85m	8' 7" x 6' 1"

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
- Splashback behind hob
- Stainless steel inset sink with single bowl
- Under wall-unit lighting

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
 - 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:
 - Semi-recessed wash hand basin with mono-mixer lever taps
 - 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 en suite shower-room

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 soft grey, apart from kitchen, bathroom and en suite, which will be white
- Ceilings finished with matt emulsion in off 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
- Master 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 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

Plumbing and Heating

- Air source heat pump

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PREMIER COLLECTION

The Lochy

3 bedroom detached bungalow with double garage at Highland View

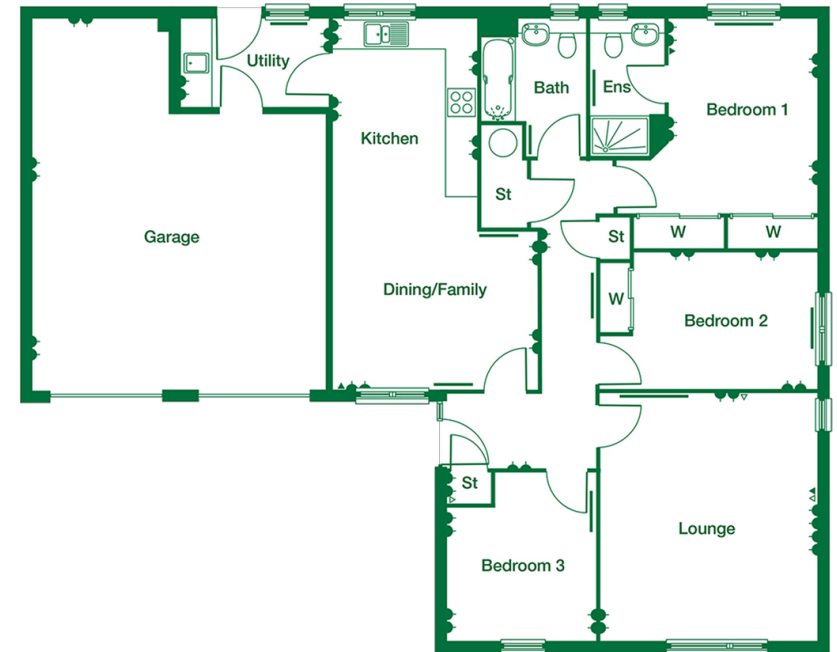




THE LOCHY

3 bedroom detached bungalow with double garage

The Lochy is a beautiful three bedroom bungalow featuring a spacious dual aspect kitchen and open plan family/dining room. A utility room is located off the well-appointed kitchen which offers access to the garage. Included in the Ashley Ann kitchen is integrated appliances by Bosch. The main bedroom offers double wardrobe facilities and en suite shower room. Bedroom 2 also features fitted storage and another useful feature is the three hall accessed cupboards. The Lochy's large lounge offers a fantastic family living space and natural light floods through its window.



Lounge	5.00m x 4.41m	16' 5" x 14' 5"
Kitchen/Family/Dining	7.50m x 4.14m	24' 7" x 13' 7"
Utility	2.97m x 1.80m	9' 9" x 5' 11"
Bedroom 1	3.94m x 3.00m	12' 11" x 9' 10"
En suite	2.79m x 1.49m	9' 2" x 4' 11"
Bedroom 2	3.69m x 2.73m	12' 1" x 9' 0"
Bedroom 3	2.99m x 2.68m	9' 10" x 8' 10"
Bathroom	2.11m x 2.05m	6' 11" x 6' 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
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- 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
- Plumbing and electrics installed for future installation of washing machine

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
- 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:
 - Semi-recessed wash hand basin with mono-mixer lever taps
 - 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 en suite shower-room

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 soft grey, apart from kitchen, bathroom and en suite which will be white
- Ceilings finished with matt emulsion in off 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
- Master 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-pointlocking 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
- Roller shutter garage door
- 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

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Highland View Kirkhill

www.tulloch-homes.com



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

*Denotes mirrored house type.

Highland View on SatNav: IV5 7NX

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Highland View Kirkhill

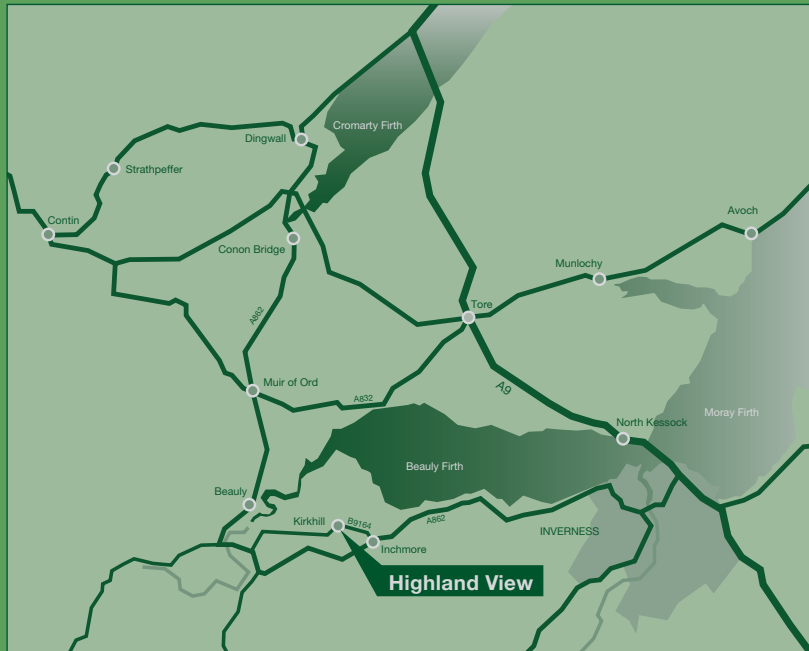
www.tulloch-homes.com



Directions

Take the A862 from Inverness or Beauly. Follow this road to Inchmore then turn into the B9164 to Kirkhill. In Kirkhill, turn right onto St Mary's Road and follow the signage to Highland View.

Sat Nav: IV5 7QR



 **Tulloch Homes**
www.tulloch-homes.com

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

