



WOODROFFE GRANGE FORRES



STUNNING HOMES IN A RURAL COASTAL SETTING



Modern living in a countryside setting

Woodroffe Grange, set in the south side of Forres, adjacent to the beautiful historic Knockomie Hotel, is a new development of 2, 3 and 4 bedroom homes – including highly sought after bungalows – designed to echo the stunning woodland surroundings.

Designed by leading architects and built to precise Tulloch Homes' standards using the finest materials, Woodroffe Grange offers a unique opportunity to enjoy a stunning new home within one of Scotland's oldest and most attractive towns which offers a wide range of activities.

At Tulloch Homes, we are proud of our reputation for creating enduring, attractive, high specification homes in carefully chosen locations. Woodroffe Grange 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.



The Beech Bedroom



The Torrin Lounge



The Ness Kitchen and Dining Room





Superb lifestyle in an outstanding location

With the countryside on the doorstep, this exciting new development is also within easy reach of the attractive town centre. One of Scotland's most historic towns, this vibrant community has won national awards for its floral displays in Grant Park.

With almost 40% of Woodroffe Grange being open space, the site will also include a network of footpaths, cycle paths, a playpark and the creation of native woodland areas within the public open space which will involve extensive planting of trees, hedging, shrubs and wildflowers.

Situated in the north of Scotland on the beautiful Moray coast, Forres is ideally placed on the A96, 25 miles from Inverness and 12 miles from Elgin, with good railway connections. The village offers a diverse selection of shops and restaurants and you will find a wide variety of leisure and outdoor activities including a golf course and swimming pool.

Findhorn Bay is only a 10 minute drive away which offers a stunning, uninterrupted fine white sandy beach stretching seven miles to Burghead, popular for coastal walks and dolphin watching.





Grant Park, Forres



Forres town centre



Knockomie Hotel



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 Riverside Kitchens, integrated appliances, well appointed bathrooms and en suites, high quality finishes, 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.

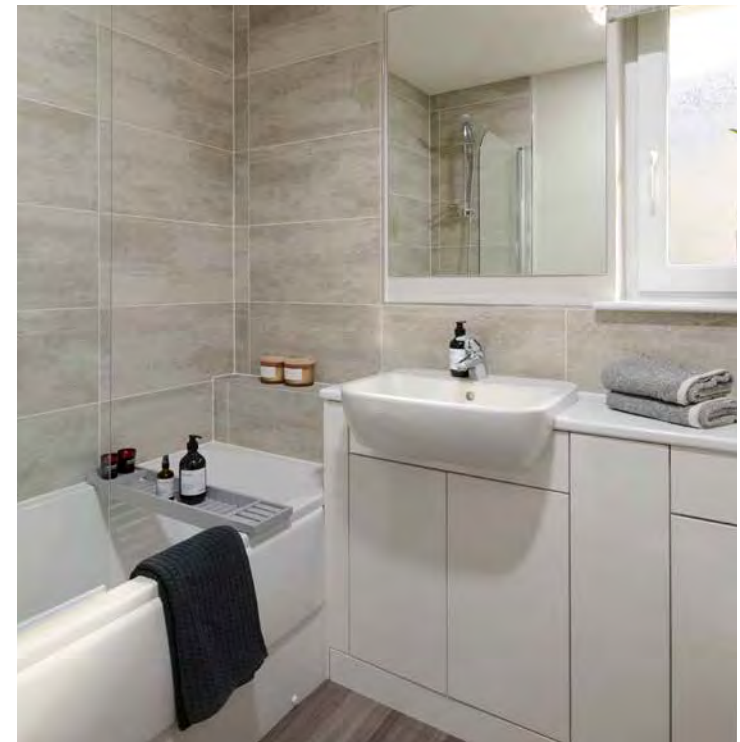
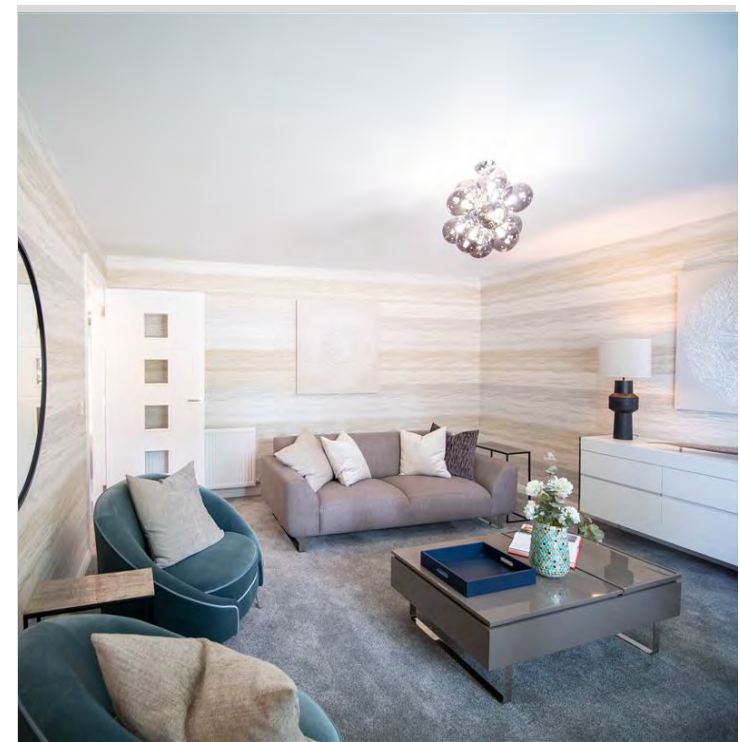
Tulloch Homes, with its core values of new and traditional building techniques and understanding of lifestyle needs and environmental respect, is the natural choice for today's energy conscious homebuyer.

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, Woodroffe Grange 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.





Lochy bedroom interior



Lochy kitchen interior

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

Tulloch Home purchaser



The Lochy, 3 bedroom detached bungalow

PREMIER COLLECTION

The Birch

2 bedroom semi detached bungalow at Woodroffe Grange

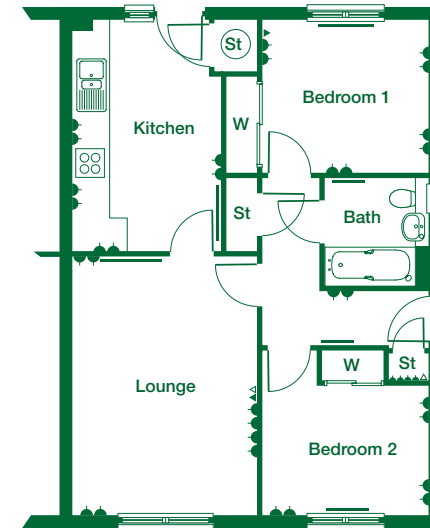




THE BIRCH

2 bedroom semi detached bungalow

The Birch is an attractive semi detached bungalow offering flexible accommodation throughout, including two double bedrooms with fitted wardrobes. The fully fitted kitchen includes integrated Bosch oven and frameless ceramic hob. Space is provided for washing machine and fridge freezer, and a door leads outside to the rear turfed garden. To the front of the property, the bright lounge offers ample living space, offering the perfect space to relax and entertain.



Lounge	5.02m x 3.57m	16' 6" x 11' 8"
Kitchen	4.50m x 2.85m	14' 9" x 9' 4"
Bedroom 1	3.22m x 2.98m	10' 7" x 9' 9"
Bedroom 2	3.22m x 2.47m	10' 7" x 8' 1"
Bathroom	2.10m x 2.02m	6' 11" 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
- Stainless steel extractor hood
- 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:
 - 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
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in soft grey, apart from the kitchen and bathroom, 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 front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom
- 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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PREMIER COLLECTION

The Torrin

3 bedroom semi detached villa at Woodroffe Grange

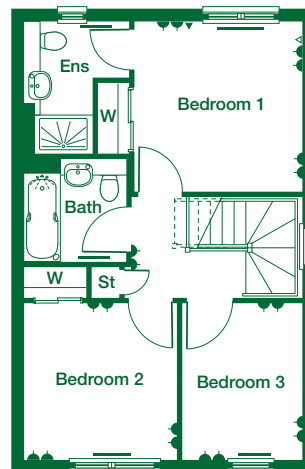




THE TORRIN

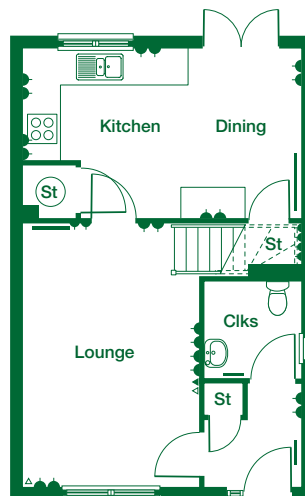
3 bedroom semi detached villa

The Torrin features 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, comes fitted with high quality kitchen furniture from Riverside Kitchens, as well as integrated Bosch oven, frameless ceramic hob with glass splashback and cooker hood. 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 wall hung vanity furniture to provide a smart, streamlined finish.



First Floor

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



Ground Floor

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

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
- 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 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:
 - 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
 - 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

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

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 the 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 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
- 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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PREMIER COLLECTION

The Beech

3 bedroom detached bungalow at Woodroffe Grange

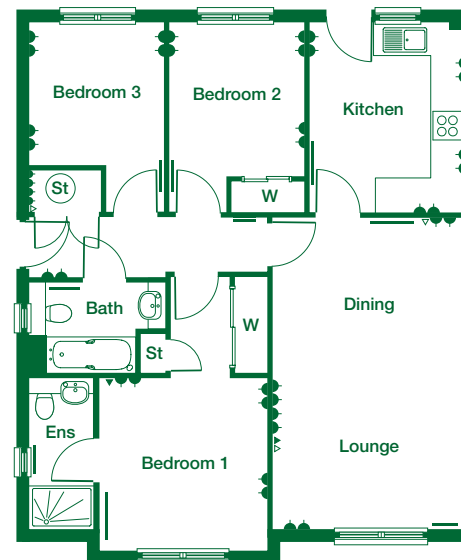




THE BEECH

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 Riverside Kitchens 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 3.73m	19' 9" x 12' 3"
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 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
- 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, 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 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 Calder

3 bedroom detached villa at Woodroffe Grange



www.tulloch-homes.com

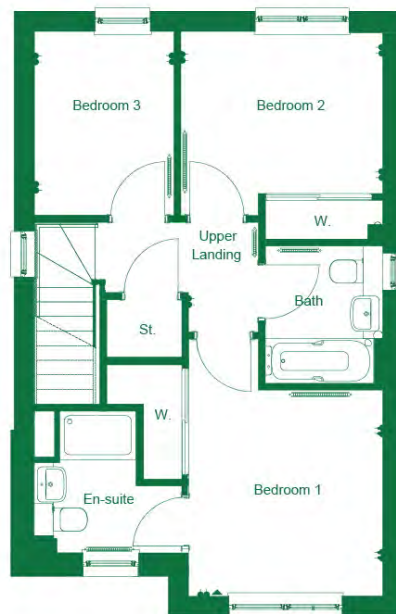
 Tulloch Homes



The Calder

3 bedroom detached villa

An attractive family home, the Calder provides a front facing lounge with a versatile layout allowing options for placing of furniture. This contemporary home also offers a kitchen/dining room with French doors leading to the rear garden. Provided in the quality kitchen is oven, hob and hood, and integrated fridge/freezer. The Calder benefits from two ample storage cupboards – one upstairs and one downstairs. Downstairs you will also find a handy WC. Upstairs, the Calder features two double bedrooms, both boasting fitted wardrobes, with the main bedroom also featuring an en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom.



First Floor

Bedroom 1	3.22m x 3.03m	10'6" x 9'11"
En suite	2.22m x 1.59m	7'3" x 5'2"
Bedroom 2	3.16m x 2.54m	10'4" x 8'4"
Bathroom 3	2.88m x 2.18m	9'5" x 7'1"
Bathroom	2.15m x 1.84m	7'0" x 6'0"



Ground Floor

Lounge	4.45m x 3.31m	14'7" x 10'10"
Kitchen/Dining	5.44m x 2.86m	17'10" x 9'4"
Cloakroom	2.21m x 1.30m	7'3" x 4'3"

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
- 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
- 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
- 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, 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 soft

grey, apart from the kitchen, cloakroom, bathroom and en suite, which will be 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 cloakroom, 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

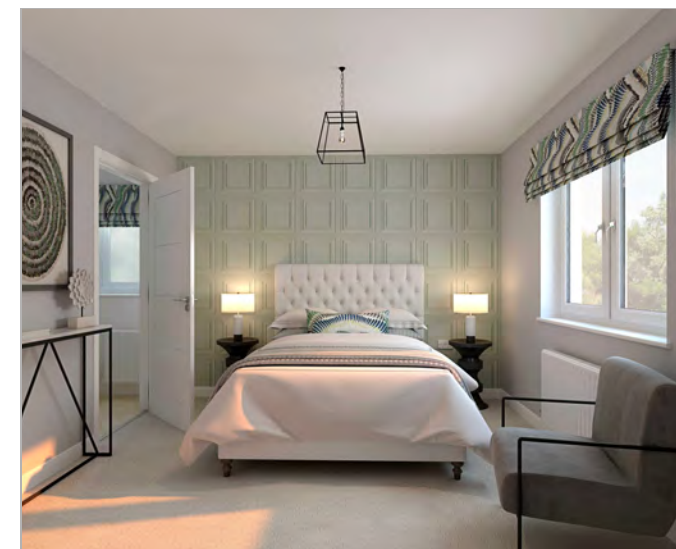
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PREMIER COLLECTION

The Kinglass

3 bedroom detached bungalow at Woodroffe Grange

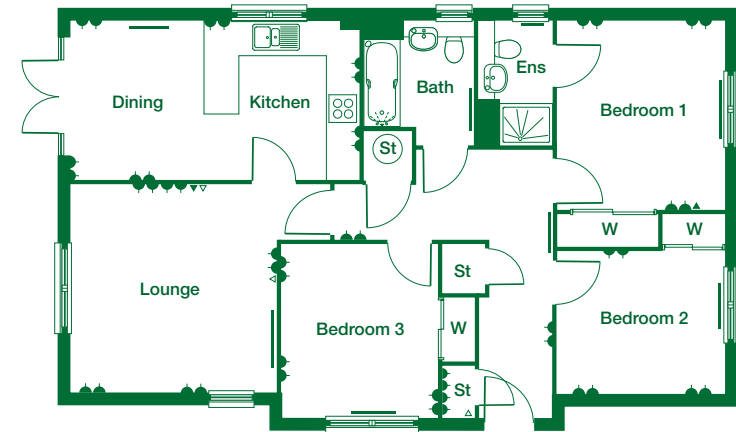




THE KINGLASS

3 bedroom detached bungalow

The Kinglass is a lovely detached 3 bedroom home offering accommodation on one level. The kitchen designed by Riverside Kitchens and featuring integrated appliances, flows through to the dining area, where French doors open to the turfed garden. The Kinglass boasts two double bedrooms, both with built in fitted wardrobes, with the main bedroom benefiting from en suite shower room. A third double bedroom, family bathroom and two storage cupboards are located off the hall.



Lounge	4.03m x 3.99m	13' 2" x 13' 1"
Kitchen/Dining	5.58m x 3.07m	18' 4" x 10' 1"
Bedroom 1	3.64m x 3.23m	11' 11" x 10' 7"
En suite	2.40m x 1.41m	7' 10" x 4' 8"
Bedroom 2	3.23m x 2.74m	10' 7" x 9' 0"
Bedroom 3	3.32m x 3.00m	10' 11" x 9' 10"
Bathroom	2.40m x 2.10m	7' 10" x 6' 11"

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
- 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:
 - 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
- 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

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- 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
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- Storage cupboards located in hall

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
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- 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
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- Marley Deepflow guttering and downpipes
- Tarmac driveway and paving to front door
- Turfed gardens to front and rear
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- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Air source heat pump

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PREMIER COLLECTION

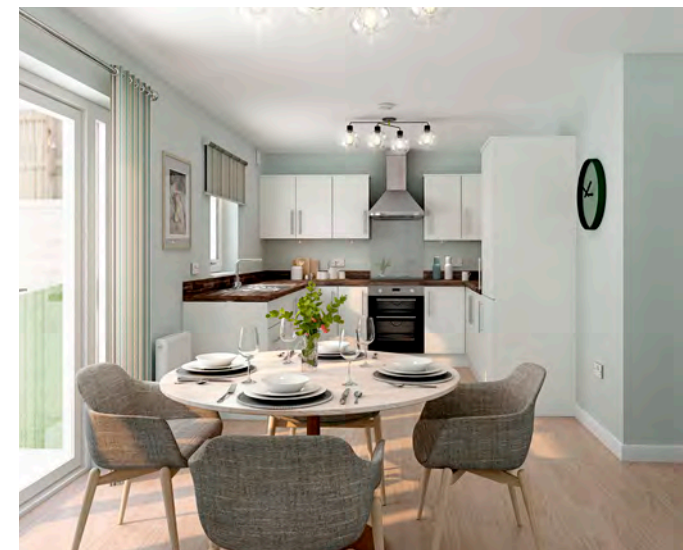
The Etive

4 bedroom detached villa with garage at Woodroffe Grange



www.tulloch-homes.com

 Tulloch Homes



The Etive

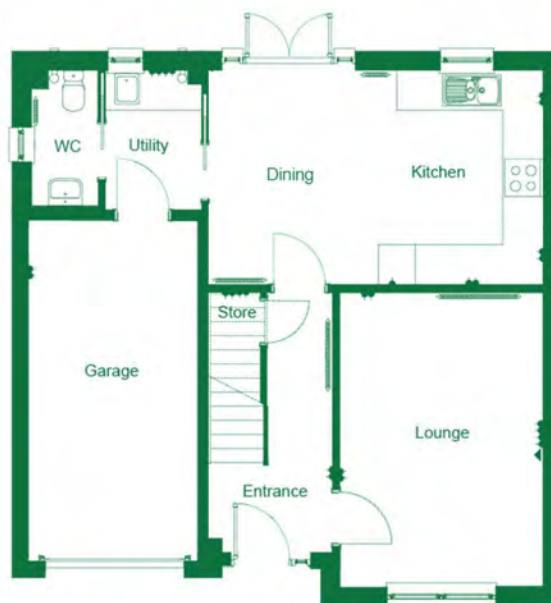
4 bedroom detached villa with garage

The Etive is an exceptional 4 bedroom home with a front aspect lounge located off the hall. Also accessed from the hall is an impressive open plan kitchen/dining area with French doors leading to the rear garden. Included in the well appointed Riverside Kitchen is a double oven, hob, hood, integrated fridge freezer and dishwasher. On the ground floor, you will also find a cloakroom and handy utility room offering access to the garage, together with storage. Upstairs, is all four bedrooms, three of which are double. Bedroom 1 benefits from en suite shower room. The family bathroom and two further storage cupboards are also located on the first floor.



First Floor

Bedroom 1	3.64m x 3.29m	11'11" x 10'9"
En suite	2.31m x 2.04m	7'6" x 6'8"
Bedroom 2	3.22m x 3.20m	10'6" x 10'5"
Bedroom 3	3.59m x 2.77m	11'9" x 9'1"
Bedroom 4	3.13m x 2.80m	10'3" x 9'2"
Bathroom	2.10m x 2.10m	6'10" x 6'10"



Ground Floor

Lounge	4.78m x 3.29m	15'8" x 10'9"
Kitchen/Dining	5.44m x 3.48m	17'10" x 11'5"
Utility	2.27m x 1.56m	7'5" x 5'1"
Cloakroom	2.27m x 1.08m	7'5" x 3'6"

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 double 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

- Egger worktop with matching upstand
- Stainless steel inset sink with single bowl
- Plumbing and electrics installed for future

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
- 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
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Electric chrome towel rail
- 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, 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 soft grey, apart from the kitchen, cloakroom, bathroom and en suite, which will be 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
- 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
- Roller shutter garage door
- Double glazed windows with lockable handles, with obscured glazing to cloakroom, 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/images are used for illustrative purposes only. October 2022

Woodroffe Grange Forres

www.tulloch-homes.com



-  **The Torrin**
3 bedroom semi detached villa.
-  **The Etive**
4 bedroom villa with garage.
-  **The Calder**
3 bedroom 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 Birch**
2 bedroom semi detached bungalow.
-  **The Orrin**
2 bedroom terraced villa.

*Denotes mirrored house type.

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Woodroffe Grange Forres

www.tulloch-homes.com





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

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