

 Tulloch Homes

BYNACK MORE AVIEMORE



STUNNING HOMES IN THE CAIRNGORMS NATIONAL PARK



## A home with a view

Bynack More, set in the heart of the thriving village of Aviemore, is a new development of 1, 2, and 3 bedroom homes designed to echo the stunning woodland setting and natural beauty of the Cairngorms National Park.

Designed by leading architects and built to precise Tulloch Homes' standards using the finest materials, Bynack More offers a unique opportunity to enjoy a stunning new home within an area that is renowned for spectacular scenery.

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



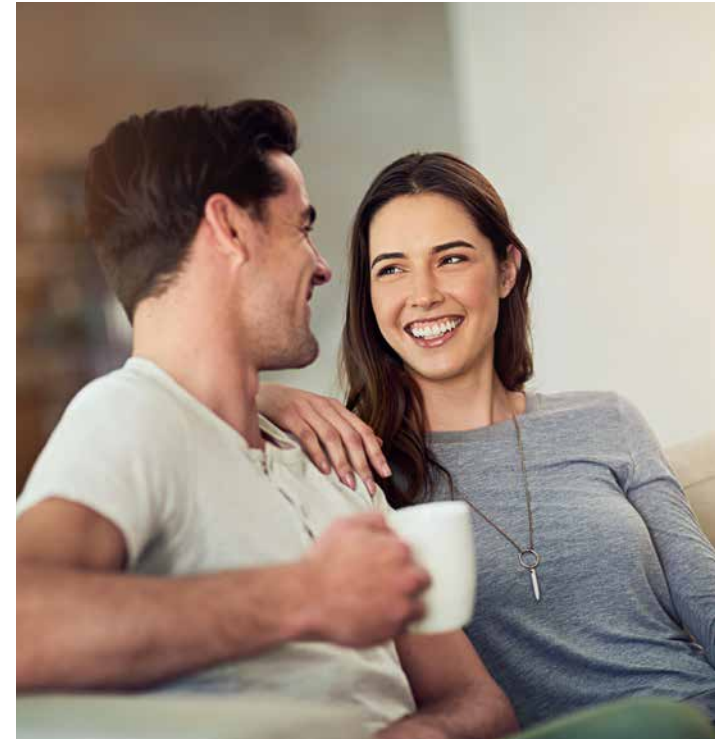
The Cairngorm Bedroom



The Cairngorm Lounge



The Cairngorm Kitchen





The Cairngorms

# Don't just imagine, live the dream...

Imagine the Highland retreat of your dreams, a home for all seasons with the spectacular beauty of the Cairngorms National Park outside your windows every morning. See the changing colours of the passing year – spring flowers, peaty Highland burns, purple heather, the bronze of autumn bracken burnishing the hillsides, and the pristine white of skiers' snow.

Step into the world of magnificent wildlife on your doorstep. Walk the hills, cycle on sundappled forest trails, and fish in rocky Highland rivers or undiscovered scenic lochans.

In recent years, Aviemore has gone from strength to strength, offering a diverse selection of shops, restaurants and entertainment, with a range of amenities including excellent leisure facilities and a primary school. This thriving village is easily reached via the railway and the A9, which by-passes the village, and is only forty minutes from the city of Inverness.

The nearby villages of Kingussie (where secondary education is provided), Newtonmore, Carrbridge and Grantown-on-Spey offer an array of further attractions and facilities.



The Cairngorm, 3 bedroom detached villa with garage



Aviemore town centre



The River Spey



Watersports at Loch Morlich



# 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, 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.

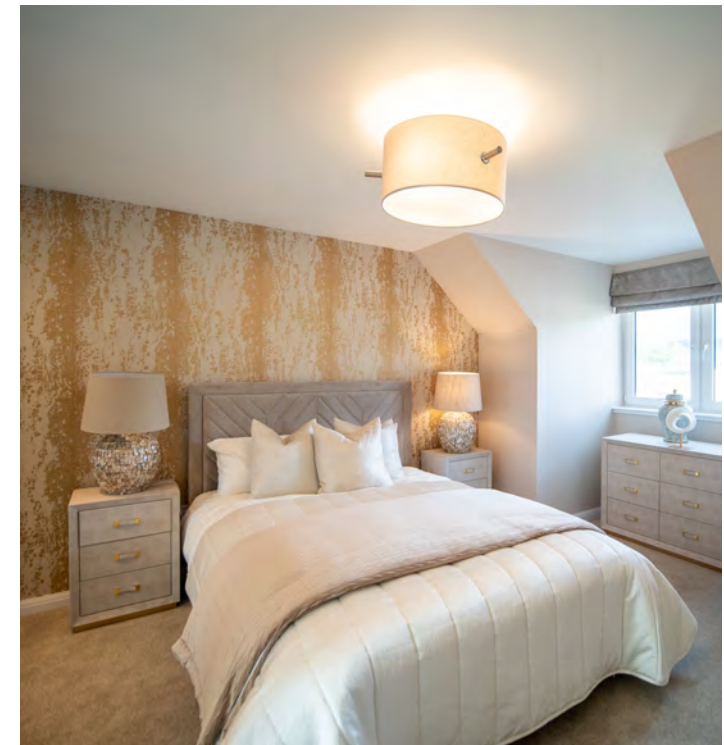
Tulloch Homes, with its core values of new and traditional building techniques and understanding of lifestyle needs and environmental respect, is the natural choice for today's energy conscious homebuyer.

As well as air source heating in houses, and electric heating in addition to solar photovoltaic panels in apartments, 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. Tulloch Homes have an average EPC rating of B.

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, Bynack More 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**



The Ellan and The Ashie, 1 and 2 bedroom cottage flats

PREMIER COLLECTION

# The Elder

3 bedroom semi detached house at Bynack More



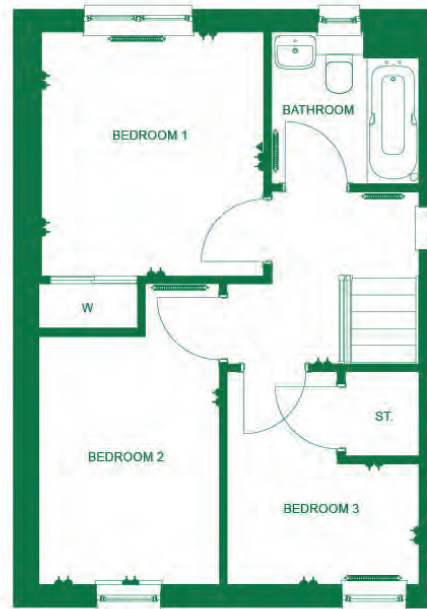




# THE ELDER

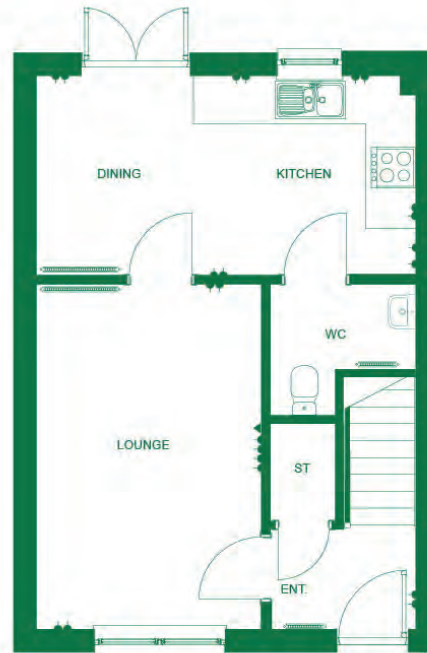
3 bedroom semi detached house

The Elder is an impressive 3 bedroom semi detached house with excellent accommodation throughout. Featuring an open plan kitchen/dining room, perfect for entertaining, with French doors opening to the patio area, to the rear turfed garden. The luxury kitchen by Ashley Ann includes a range of colour co-ordinated cabinets and worktops, with a selection of integrated Bosch appliances. A separate lounge located to the front of the property provides a lovely space to relax and unwind. The Elder benefits from a ground floor storage cupboard off the entrance hall, and a WC/cloakroom, which can be accessed from the kitchen/dining area. Upstairs, you will find three bedrooms, with fitted wardrobes included in the main bedroom and a storage cupboard in bedroom 3. The family bathroom is located on the upper floor, which features a shower over the bath and fitted vanity furniture to provide sleek storage.



First Floor

Bedroom 1	3.30m x 3.04m	10' 9" x 9' 11"
Bedroom 2	3.37m x 2.44m	11' 0" x 8' 0"
Bedroom 3	2.88m x 2.60m	9' 5" x 8' 6"
Bathroom	2.05m x 2.00m	6' 8" x 6' 6"



Ground Floor

Lounge	4.66m x 3.04m	15' 3" x 9' 11"
Kitchen/Dining	5.14m x 2.69m	16' 10" x 8' 9"
Cloakroom 1	1.98m x 1.77m	6' 5" x 5' 9"

\*Above 3D plans show **Semi Left**

\*Above 2D plans show **Semi Right**

# 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
- 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 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

## 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

## Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors, where applicable
- Premdor white smooth 5-light glazed doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from bathroom, WC & kitchen, 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 cupboard on ground floor

## 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
- Communal parking
- 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
- Thermostatically controlled heating

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

BYNACK MORE

# The Linden

3 bedroom semi detached home





# THE LINDEN

3 bedroom semi detached home

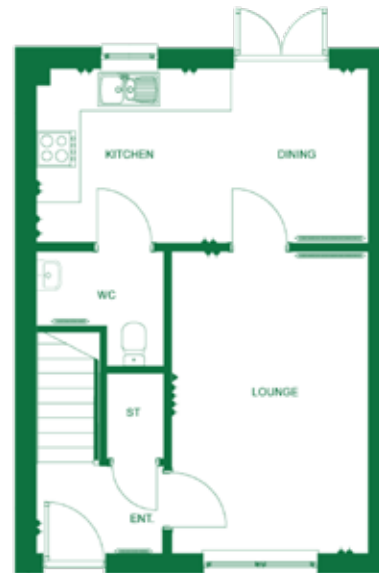
The Linden is a 3 bedroom semi detached home with excellent accommodation throughout. Featuring an open plan kitchen/dining room, perfect for entertaining, with French doors opening to the patio area and turfed rear garden. The luxury kitchen by Ashley Ann includes a selection of integrated Bosch appliances.

A separate lounge located to the front of the property provides a lovely space to relax and unwind. The Linden benefits from a ground floor storage cupboard off the entrance hall, and a WC/cloakroom, which can be accessed from the kitchen/ dining area. Upstairs, you will find three bedrooms, with fitted wardrobes included in the main bedroom. The family bathroom is also located on this level which features a shower over the bath and fitted vanity furniture to provide a sleek finish.



First Floor

Bedroom 1	3.55m x 3.04m	11' 8" x 10' 0"
Bedroom 2	3.62m x 2.44m	11' 11" x 8' 0"
Bedroom 3	3.08m x 2.60m	10' 1" x 8' 6"
Bathroom	2.05m x 2.00m	6' 9" x 6' 7"



Ground Floor

Lounge	4.91m x 3.04m	16' 1" x 10' 0"
Kitchen/ Dining	5.14m x 2.94m	16' 10" x 9' 8"
Cloakroom	1.98m x 1.77m	6' 6" x 6' 0"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic hob
- 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 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

## 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

## Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors, where applicable
- Premdor white smooth 5-light glazed doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from bathroom, WC & kitchen, 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 cupboard on ground floor

## 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
- Communal parking
- 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
- Thermostatically controlled heating

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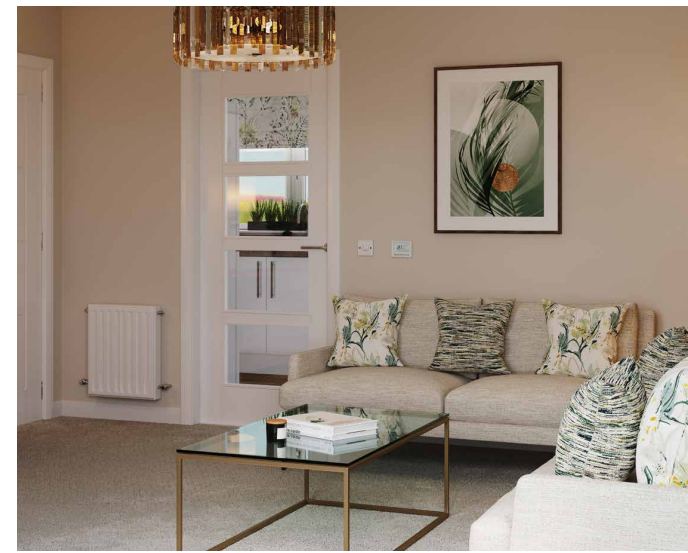
PREMIER COLLECTION

# The Drumore

3 bedroom semi-detached villa at Bynack More



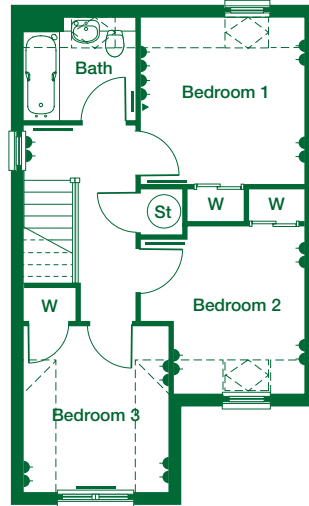




# THE DRUMORE

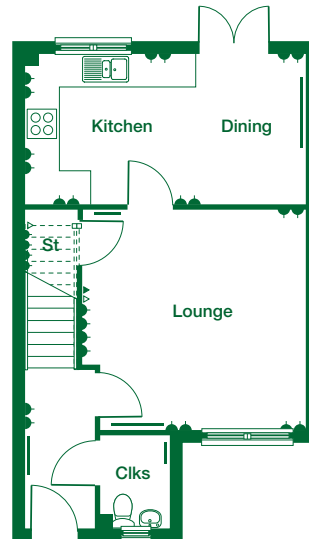
3 bedroom semi-detached villa

The Drumore is an attractive home with an open plan kitchen/dining room featuring French doors leading to the rear turfed garden. The Ashley Ann kitchen is fitted with appliances by Bosch and features space for dining. A cloakroom/WC is located off the entrance hall. A bright front aspect lounge provides room to relax. On the first floor you will find three bedrooms with fitted wardrobes, as well as a cupboard in the hall. The family bathroom includes a shower and shower screen above the bath, and is finished with vanity units for storage and a sleek finish.



### First Floor

Bedroom 1	3.22m x 3.16m	10' 7" x 10' 4"
Bedroom 2	3.17m x 2.56m	10' 5" x 8' 5"
Bedroom 3	3.18m x 2.74m	10' 5" x 9' 0"
Bathroom	2.15m x 2.00m	7' 1" x 6' 7"



### Ground Floor

Lounge	4.30m x 4.17m	14' 1" x 13' 8"
Kitchen/Dining	5.40m x 2.90m	17' 9" x 9' 6"
Cloakroom	1.81m x 1.31m	5' 11" x 4' 3"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric oven
  - Frameless 4 ring ceramic hob
- Elica 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

## 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, where applicable
- Premdor white smooth 5-light glazed door to lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in soft grey
- 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 on ground and first floor

## 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
- 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
- Thermostatically controlled heating

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October 2022

PREMIER COLLECTION

# The Cairngorm

3 bedroom detached villa with garage at Bynack More

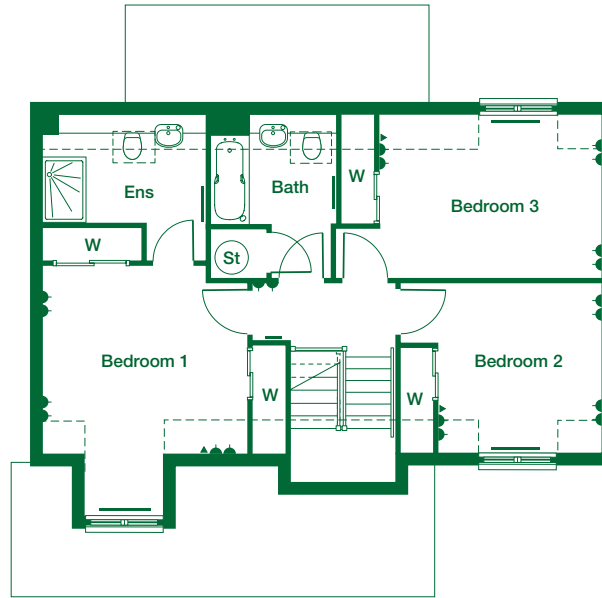




# THE CAIRNGORM

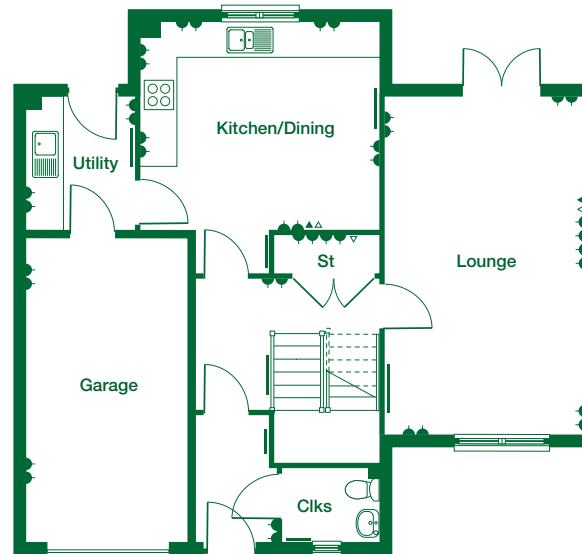
3 bedroom detached villa with garage

The Cairngorm is a magnificent family home complemented by its outstanding contemporary living space. Upon entry into the vestibule, a welcoming hallway offers access to the lounge, open plan kitchen/dining room and cloakroom. The bright lounge provides an ideal entertaining space, with French doors offering access to the rear turfed garden. The heart of the home is the stunning kitchen designed by Ashley Ann and featuring a range of integrated Bosch appliances including double oven, dishwasher and fridge freezer. Flexible space is provided, making this ideal for dining. The kitchen leads to a utility room, which offers access to both the integral garage and rear garden. This beautiful home also offers three bedrooms upstairs, all featuring fitted wardrobes, with the main bedroom also benefiting from an en suite shower room. The family bathroom and a storage cupboard are also located on the first floor.



First Floor

Bedroom 1	3.77m x 3.49m	12' 4" x 11' 5"
En suite	3.00m x 2.00m	9' 10" x 6' 7"
Bedroom 2	3.04m x 3.17m	10' 0" x 10' 5"
Bedroom 3	4.14m x 3.02m	13' 7" x 9' 11"
Bathroom	3.02m x 2.33m	9' 11" x 7' 8"



Ground Floor

Lounge	6.30m x 3.72m	20' 8" x 12' 3"
Kitchen/Dining	4.42m x 3.86m	14' 6" x 12' 8"
Utility	2.46m x 1.98m	8' 1" x 6' 6"
Cloakroom	1.91m x 1.39m	6' 3" x 4' 7"

# Specification

## Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand
- A range of integrated Bosch appliances including:
  - Stainless steel electric double oven
  - Frameless 4 ring ceramic hob
  - Dishwasher
  - Fridge freezer
- Elica 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

## 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 and slider shower screen/door to shut
  - Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to 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, where applicable
- Premdor white smooth 5-light glazed doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in soft grey
- 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
- Rear door 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 WC
- 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
- Thermostatically controlled heating

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



-  **The Ashie**  
2 bedroom cottage flat.
-  **The Birch**  
2 bedroom semi detached house.
-  **The Cairngorm**  
3 bedroom detached villa with garage.
-  **The Drumore**  
3 bedroom semi detached villa.
-  **The Elder**  
3 bedroom semi detached house.
-  **The Ellan**  
1 bedroom cottage flat.
-  **The Linden**  
3 bedroom semi detached house.

\*Denotes mirrored house type.

Bynack More on SatNav: PH22 1US

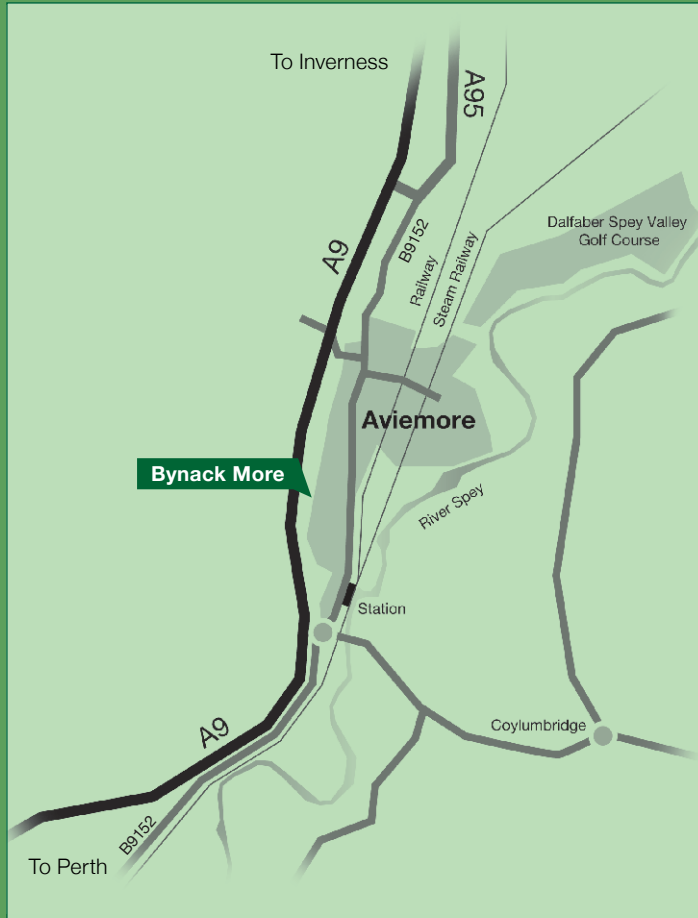
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# Bynack More Aviemore

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





## Directions

From the A9 North/South, turn onto the B9152 signposted Aviemore.  
In Aviemore, turn off at the roundabout by the retail park at Santa Claus  
Drive into Bynack More and follow signage.

Sat Nav: PH22 1US

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

Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA  
Email: [hello@tulloch-homes.com](mailto:hello@tulloch-homes.com) Tel: 01463 229300

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

