



SPEY GREEN

NEWTONMORE | 1, 2 & 3 BEDROOM HOMES

BUILDING ON
100 Years
EXPERIENCE

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

Tulloch Home purchaser

A charming village with the great outdoors on your doorstep.

For more than 100 years, Tulloch Homes has been building thoughtfully designed, well-constructed homes to the highest specification.

Spey Green, in the picturesque village of Newtonmore, offers a selection of exciting new 1, 2 & 3 bedroom homes in a fabulous location. Set against a breathtaking mountain backdrop, this stunning development is nestled in the vibrant village of Newtonmore located in Badenoch in the heart of the Highlands.

The tranquil waters of the River Spey, one of Scotland's finest rivers, is also on the doorstep – inspiring the choice of name Spey Green by pupils at Newtonmore Primary. Situated within the Cairngorms National Park, Newtonmore is located just off the main A9 route 66 miles north of Perth and 45 miles south of Inverness. The village is also on the main rail line linking Inverness to Edinburgh, Glasgow and beyond. Newtonmore boasts great local amenities, including shops and restaurants.

Tulloch Homes have an average EPC rating of B. At Spey Green, all homes are built to a high specification, with energy efficient heating, stylish finishes, quality kitchens, bedrooms and bathrooms, and for peace of mind, come with a 10-year NHBC warranty.



Spey Green streetscene



The stunning location of Spey Green



Heather kitchen

The perfect space to call your own.

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

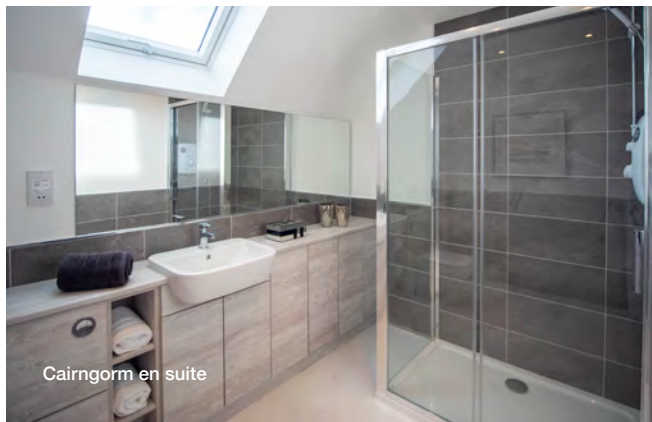
Set within the UK's largest National Park, walking and mountain bike trails take you from your door into the mountains, woodland or along the rivers that cross this rich and diverse landscape. The famous Wildcat Trail circles round the village and Glenbanchor, a spectacular Highland glen with historic townships is also close by.

Fishing is available on the River Spey and watersports can be enjoyed at Loch Insh in the nearby Village of Kincaig. Winter sports are easily accessible, with the Cairngorm Mountain and Nevis Range ski areas both within an hour's drive. Golfers are spoilt for choice with Newtonmore boasting its own golf club and a range of Championship golf courses are within easy reach.

Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are approximately a two hour drive. Newtonmore offers great places to eat and drink where fresh and exciting food, locally brewed Real Ales and Highland Malts can be enjoyed.

The village has strong family-friendly credentials, with an excellent nursery and primary school and the fantastic 4 Star Highland Folk Museum, where you can experience the way of life in a Highland village in the 18th century.

The village also has its own Highland Games, Scottish Pipe band and is home to Newtonmore Camanachd Club, a shinty club which has won the Camanachd Cup – sponsored by Tulloch Homes - a record 34 times.



Cairngorm en suite



Bramble 3 bedroom semi detached home



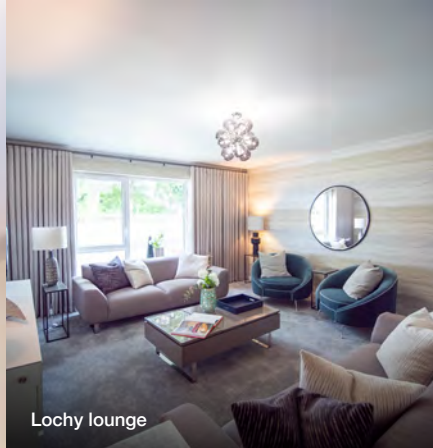
Cairngorm lounge

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



Lochy kitchen

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



Lochy lounge



Lochy bedroom

Building on 100 years' experience.

A proud reputation for creating stylish, high specification homes in carefully chosen locations.

At Tulloch Homes, we are proud of our reputation for creating enduring, stylish, high specification homes in carefully chosen locations. For 100 years, we have worked to exacting standards and with a commitment to quality, to deliver a home you can be proud of.

Spey Green brings together all our experience and expertise and offers a range of stylish 1, 2 & 3 bedroom homes built with traditional skills, and respect for the environment.

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

SPEY GREEN

The Birch

2 bedroom semi detached bungalow





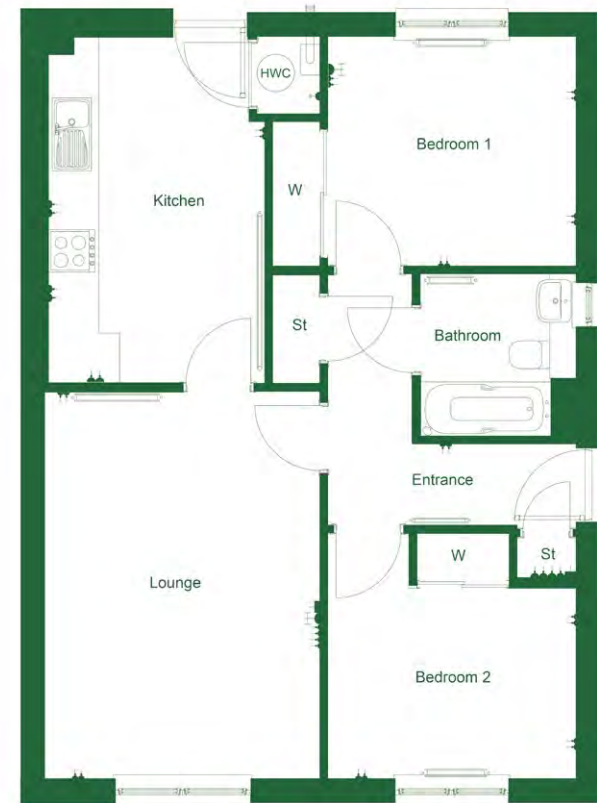
THE BIRCH

2 bedroom semi detached bungalow

The Birch is a lovely semi detached bungalow comprising two double bedrooms with fitted wardrobes.

The luxury kitchen, designed by Ashley Ann, offers a range of Bosch appliances. It provides space for a washing machine and fridge freezer, and a door leads out to the turfed rear garden.

The property features two double bedrooms with wardrobe facilities and a family bathroom, equipped with a shower over the bath and fitted vanity units. The lounge, located at the front of the property, features a picture window filling the room with natural light creating the perfect space to relax and unwind.



Ground Floor

Lounge	5.02m x 3.57m	16' 5" x 11' 7"
Kitchen	4.5m x 2.85m	14' 8" x 9' 4"
Bedroom 1	3.22m x 2.98m	10' 6" x 9' 8"
Bedroom 2	3.22m x 2.5m	10' 6" x 8' 2"
Bathroom	2.1m x 2.02m	6' 9" x 6' 6"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- 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

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen and bathroom which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork finished in brilliant white

Fitted wardrobes and Storage

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

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- 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
- Monobloc 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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SPEY GREEN

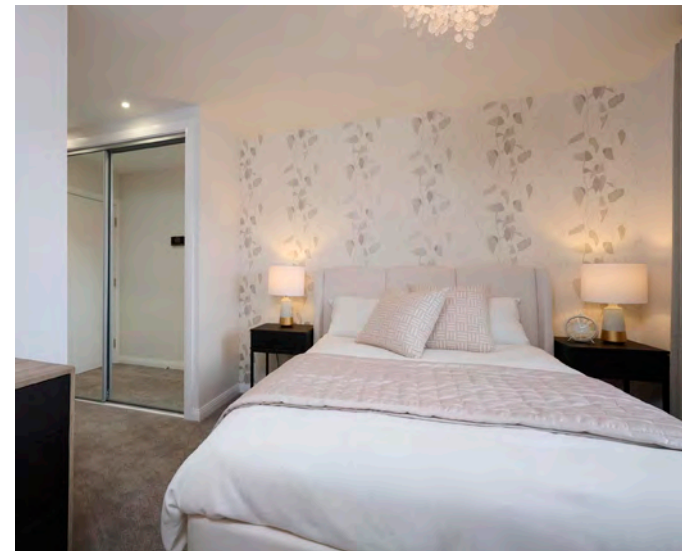
The Cedar

3 bedroom semi detached bungalow



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 Tulloch Homes



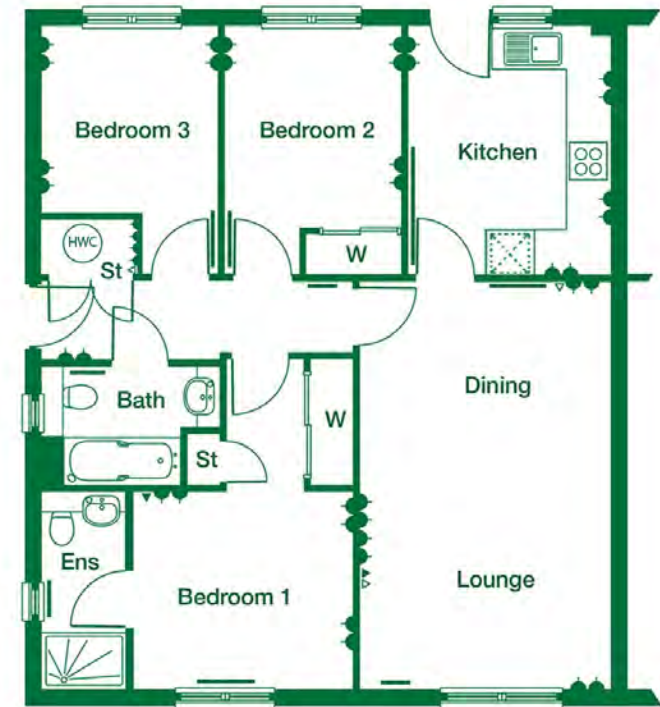
THE CEDAR

3 bedroom semi detached bungalow

The Cedar is a lovely three bedroom semi detached bungalow with a thoughtfully designed layout to maximise on space.

The high quality kitchen by Ashley Ann offers Bosch appliances, and a door leading to the turfed rear garden. To the front of the property, you will find the lounge which offers a great space to relax and unwind.

Bedroom 1 benefits from en suite shower room and fitted wardrobe. The family bathroom features fitted vanity units for a sleek finish.



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

Specification

Kitchen

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

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - 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 Ideal Standard
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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

Internal Finishes and Decoration

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, bathroom and en suite, which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork finished in brilliant white

Fitted wardrobes and Storage

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

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Doorbell fitted at front door

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
- Rear PVCu door with multi-point locking system in manor half panel style with obscure glazing
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to bathroom and en suite
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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

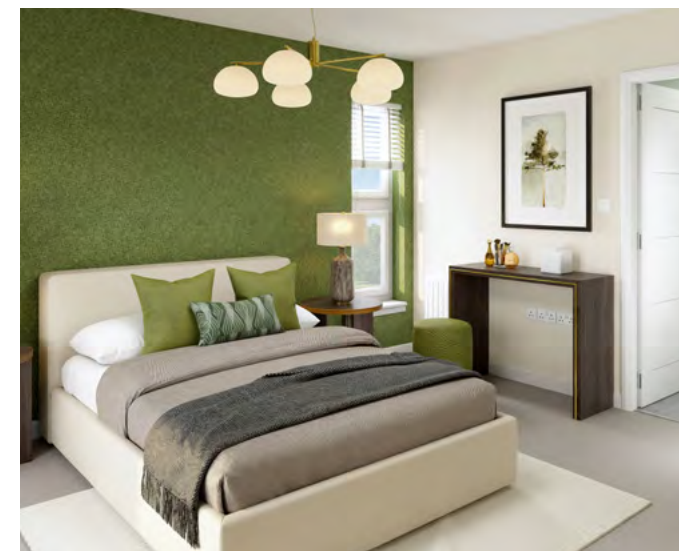
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SPEY GREEN

The Bramble

3 bedroom semi detached home





THE BRAMBLE

3 bedroom semi detached home

The Bramble is a brand new thoughtfully designed three bedroom semi detached home. Upon entry, a welcoming hallway offers access to the lounge, open plan kitchen/dining room, and cloakroom.

The dual aspect lounge provides an ideal space to relax and unwind, with a window overlooking the front garden and French doors offering access to the turfed rear garden. The stunning kitchen, designed by Ashley Ann, features a range of integrated Bosch appliances and a dining space, making it an ideal room for entertaining guests. Additionally, a handy utility room is located off the kitchen.

Upstairs, this attractive home offers three bedrooms, all featuring fitted wardrobes, with the main bedroom also benefiting from an en suite shower room. The family bathroom, located off the hall, features a shower over the bath and fitted vanity units to create a sleek finish.



First Floor

Bedroom 1	3.79m x 3.55m	12' 4" x 11' 6"
En suite	3.55m x 1.5m	11' 6" x 4' 9"
Bedroom 2	3.24m x 2.9m	10' 6" x 9' 5"
Bedroom 3	3.06m x 2.85m	10' 0" x 9' 4"
Bathroom	2.1m x 2.0m	6' 9" x 6' 6"



Ground Floor

Lounge	5.39m x 3.52m	17' 7" x 11' 5"
Dining/Kitchen	5.1m x 3.77m	16' 7" x 12' 4"
Utility	1.8m x 1.7m	5' 9" x 5' 6"
Cloakroom/WC	1.77m x 1.7m	5' 8" x 5' 6"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric single oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
- 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 Ideal Standard:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
 - Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Feature mirror

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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 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 Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira Jump electric shower
 - Shower tray and slider shower screen/door to suit
 - Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
 - Feature mirror
 - Vanity units create a sleek finish to contemporary en suite shower room

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 the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork 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

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 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 window with lockable handles, with obscured glazing to ensuite and bathroom
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Monobloc 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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SPEY GREEN

The Heather

3 bedroom detached home





THE HEATHER

3 bedroom detached home

The Heather is a stunning detached home comprising three bedrooms and fantastic living space. Its welcoming hallway offers access to the lounge, open plan kitchen/dining room and cloakroom.

The bright lounge is the perfect space to relax, with a window overlooking the front garden and French doors offering access to the turfed rear garden. The luxury kitchen designed by Ashley Ann features a range of integrated Bosch appliances, and space is provided for dining, creating the ideal room for entertaining. Located off the kitchen, there is also a handy utility room.

Upstairs, there are three bedrooms, all featuring fitted wardrobes. The main bedroom offers the luxury of an en suite shower room as well as two fitted wardrobes. The family bathroom features a shower over the bath and fitted vanity units for a sleek finish.



First Floor

Bedroom 1	3.79m x 3.55m	12' 4" x 11' 6"
En suite	3.55m x 1.5m	11' 6" x 4' 9"
Bedroom 2	3.24m x 2.9m	10' 6" x 9' 5"
Bedroom 3	3.06m x 2.85m	10' 0" x 9' 4"
Bathroom	2.1m x 2.0m	6' 9" x 6' 6"



Ground Floor

Lounge	5.39m x 3.52m	17' 7" x 11' 5"
Dining/Kitchen	5.05m x 3.77m	16' 6" x 12' 4"
Utility	1.8m x 1.65m	5' 9" x 5' 4"
Cloakroom/ WC	1.77m x 1.65m	5' 8" x 5' 4"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric single oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
- 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 Ideal Standard:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
 - Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Feature mirror

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
 - Vanity units create a sleek finish to contemporary en suite shower room

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- 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 the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork 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

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 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 window with lockable handles, with obscured glazing to WC, ensuite and bathroom
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Monobloc 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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SPEY GREEN

The Lochy

3 bedroom detached bungalow with garage





THE LOCHY

3 bedroom detached bungalow with garage

The Lochy is a beautiful three-bedroom detached bungalow with an impressive dual-aspect kitchen and open plan dining/family area.

The kitchen, designed by luxury Ashley Ann, features a range of integrated Bosch appliances and a spacious living space, making it perfect for entertaining the whole family. A utility room is located off the well-appointed kitchen and provides access to the integral garage.

The main bedroom benefits from double wardrobe facilities and an en suite shower room. Bedroom 2 also features fitted storage and another useful feature of the home is the three hall accessed cupboards. The third bedroom and the lounge are located at the front of the property. The lounge presents great living space, with natural light flooding through its window, perfect to relax and unwind.



Ground Floor

Lounge	5.0m x 4.41m	16' 4" x 14' 5"
Dining/Kitchen	7.5m x 4.14m	24' 6" x 13' 6"
Utility	2.97m x 1.8m	9' 7" x 5' 9"
Bedroom 1	3.94m x 3.0m	12' 9" x 9' 8"
En suite	2.79m x 1.49m	9' 2" x 4' 9"
Bedroom 2	3.69m x 2.73m	12' 1" x 9' 0"
Bedroom 3	2.68m x 2.99m	8' 8" x 9' 8"
Bathroom	2.12m x 2.05m	7' 0" x 6' 7"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Worktop with matching upstand
- Stainless steel inset sink with single bowl

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
 - Vanity units create a sleek finish to 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
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- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from kitchen, bathroom and en suite which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork finished in brilliant white

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

Fitted wardrobes and Storage

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

Security and External Details

- Front door with multi-point locking system, spy viewer and letter plate
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- 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
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SPEY GREEN

The Cairngorm

3 bedroom detached home with garage





THE CAIRNGORM

3 bedroom detached home with garage

The Cairngorm is an impressive home with outstanding living space throughout.

As you enter the home, a welcoming hallway presents 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, open-plan kitchen designed by Ashley Ann which features a range of integrated appliances by Bosch. The kitchen leads to a utility room, with access to both the integral garage and rear garden.

Upstairs, this beautiful home comprises three bedrooms, all featuring fitted wardrobes. The main bedroom benefits from a luxurious en suite shower room and feature Velux window offering great natural light. The family bathroom features a shower over the bath and fitted vanity units for a sleek finish.



First Floor

Bedroom 1	3.77m x 3.49m	12' 4" x 11' 5"
En suite	3.0m x 2.0m	9' 8" x 6' 6"
Bedroom 2	3.17m x 3.04m	10' 4" x 10' 0"
Bedroom 3	4.14m x 3.02m	13' 6" x 9' 9"
Bathroom	3.02m x 2.23m	9' 9" x 7' 3"



Ground Floor

Lounge	6.3m x 3.72m	20' 7" x 12' 2"
Dining/Kitchen	4.42m x 3.86m	14' 5" x 12' 7"
Utility	2.46m x 1.98m	8' 1" x 6' 5"
Cloakroom/ WC	1.78m x 1.4m	5' 8" x 4' 6"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel electric double oven
 - Frameless 4 ring ceramic hob
 - Dishwasher
 - Fridge freezer
- Stainless steel extractor hood
- Glass splashback behind hob
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Utility Room

- Worktop with matching upstand
- Stainless steel inset sink with single bowl

Cloakroom

- Contemporary sanitary ware from Ideal Standard:
 - Wash hand basin with mixer tap complete with clicker waste
 - Close coupled WC and cistern with push button flush
 - Ceramic wall tiling above wash hand basin, finished with a chrome tile trim
- Feature mirror

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - 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
 - Feature mirror
 - Vanity units create a sleek finish to contemporary en suite shower room

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- 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 the kitchen, bathroom, en suite and cloakroom which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork 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 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 window with lockable handles, with obscured glazing to WC and Velux roof lights to en suite and bathroom
- PVCu cladding system on fascias and soffits
- Marley Deepflow guttering and downpipes
- Monobloc 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

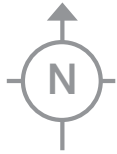
Plumbing and Heating

- 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. All images are used for illustrative purposes only. June 2024.

Spey Green Newtonmore

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-  **The Birch**
2 bedroom semi detached bungalow.
-  **The Bramble**
3 bedroom semi detached home.
-  **The Cairngorm**
3 bedroom detached home with garage.
-  **The Heather**
3 bedroom detached home.
-  **The Lochy**
3 bedroom detached bungalow with garage.
-  **The Cedar**
3 bedroom semi detached bungalow.

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Spey Green Newtonmore

www.tulloch-homes.com



How to find Spey Green

Spey Green is located on Perth Road, Newtonmore.

Sat Nav: PH20 1BB



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