



CONON GREEN

CONON BRIDGE | 2 TO 4 BEDROOM HOMES

BUILDING ON
100
Years
EXPERIENCE



I cannot praise Tulloch Homes enough. From the helpful team to the high-quality build, they've made this whole experience better than I could have imagined.

Tulloch Home purchaser

CGI overview of Conon Green



Street scene



Willow kitchen

Thoughtfully designed homes in desirable locations

For more than 100 years, Tulloch Homes has been crafting homes where thoughtful design meets outstanding build quality.

Established in the Highlands, we are proud of our reputation for creating beautiful homes in desirable locations.

Each location is carefully selected to inspire our homeowners to embrace the lifestyle that comes with their new home and the landscape around it.

Our dedication to traditional building skills, exceptional attention to detail and extensive experience ensures your Tulloch home exceeds expectations in every way.

The perfect space to call your own

At Conon Green, we are proud to offer a stunning collection of 2, 3 and 4 bedroom homes in Conon Bridge, Ross-shire.

Situated within the attractive Highland village of Conon Bridge, Conon Green enjoys a desirable setting surrounded by peaceful, scenic countryside.

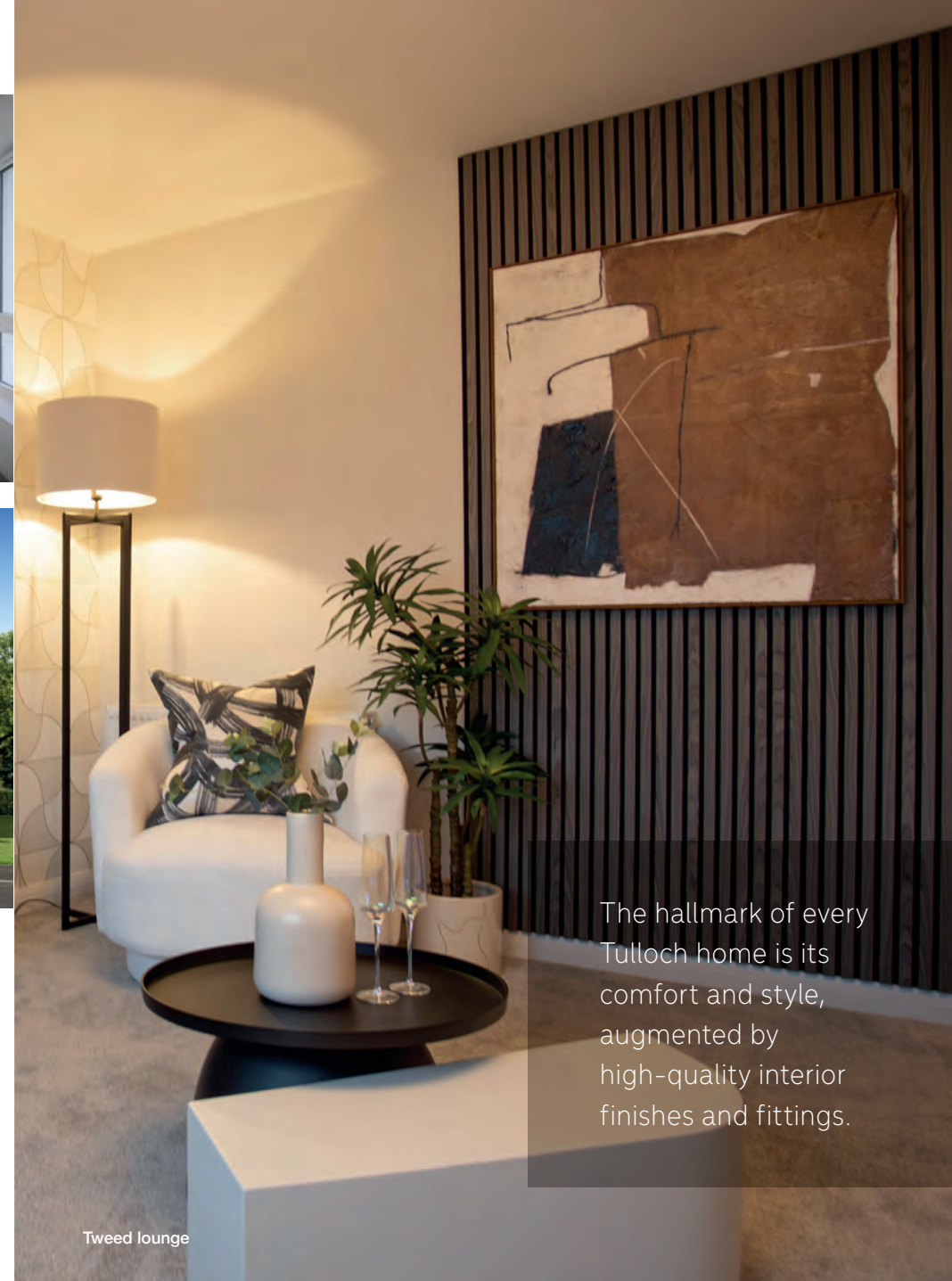
Residents can take advantage of local walking routes and a range of nearby attractions and everyday amenities, including a convenient general store and primary school.

The coastal waters of the Beaully and Moray Firths provide excellent opportunities for wildlife watching and water sports, with fishing available on the nearby River Conon.

The vibrant market town of Dingwall and the popular village of Muir of Ord, home to an 18-hole golf course, are also close by.

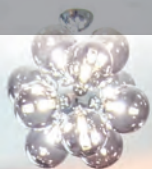
Inverness City lies just a short drive away, providing an extensive choice of cultural attractions, shopping and dining – offering the best of both worlds.

Conon Bridge further benefits from its own railway station and offers easy access to the A9, Inverness Airport and other key transport connections.



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

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



Lochy lounge



Etive kitchen



Lochy bedroom 3

Discover the advantages of owning 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, air source heating, and bright, airy rooms and living areas.

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

The decision to buy a new home not only offers all the advantages of style and comfort, it 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 style and 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.

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, Conon Green offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms.

CONON GREEN

The Calder

3 bedroom detached home



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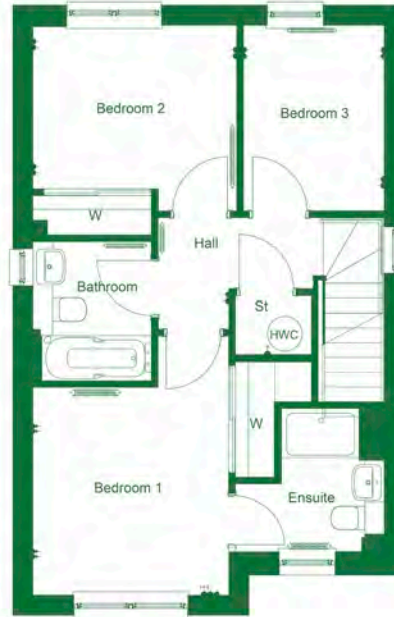
THE CALDER

3 bedroom detached home

The Calder is a beautiful 3 bedroom home ideal for family living.

The luxury open plan Ashley Ann kitchen/dining room features a selection of Bosch appliances and benefits from French doors leading to the turfed rear garden.

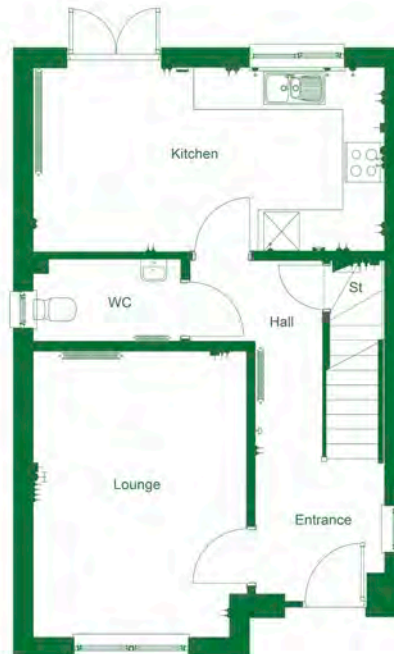
The home comprises two double bedrooms with fitted mirrored wardrobes, with bedroom 1 also benefitting from an en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom which features a shower over the bath and fitted vanity units to provide a sleek finish.



Total floor area 93sqm / 1001sqft

First Floor

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



Ground Floor

Lounge	4.45m x 3.31m	14'6" x 10'9"
Kitchen/Dining	5.44m x 2.86m	17'8" x 9'4"
Cloakroom	2.29m x 1.30m	7'5" x 4'3"

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
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- 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
 - Bath with Mira deck mounted thermostatic

- bath shower mixer, with chrome handset, edge riser rail, and curved 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 with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - 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

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 bathroom, en suite and WC
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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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CONON GREEN

The Elm

3 bedroom detached home



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THE ELM

3 bedroom detached home

The Elm is a lovely 3 bedroom family home featuring a contemporary open plan kitchen/dining room, perfect for entertaining, with French doors opening to the patio area in the rear turfed garden.

The luxury kitchen by Ashley Ann includes a selection of Bosch appliances. A separate lounge located to the front of the home creates a lovely space to relax and unwind.

Upstairs, the home features three bedrooms. Bedroom 1 benefits from a fitted wardrobe and en suite shower room. The family bathroom is also located on the first floor, which features a shower over the bath and fitted vanity units to provide a sleek finish.



Total floor area 96sqm / 1033sqft

First Floor

Bedroom 1	3.23m x 3.10m	10' 6" x 10' 2"
En suite	2.25m x 2.00m	7' 4" x 6' 6"
Bedroom 2	3.16m x 2.60m	10' 4" x 8' 5"
Bedroom 3	2.88m x 2.18m	9' 4" x 7' 2"
Bathroom	2.10m x 1.93m	6' 9" x 6' 3"



Ground Floor

Lounge	4.48m x 3.29m	14' 7" x 10' 8"
Dining/Kitchen	5.44m x 2.86m	17' 8" x 9' 4"
Cloakroom	2.02m x 1.80m	6' 6" x 5' 9"

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
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- 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
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved 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 with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - 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

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 bathroom, cloakroom and en suite
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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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CONON GREEN

The Affric

3 bedroom detached home with garage



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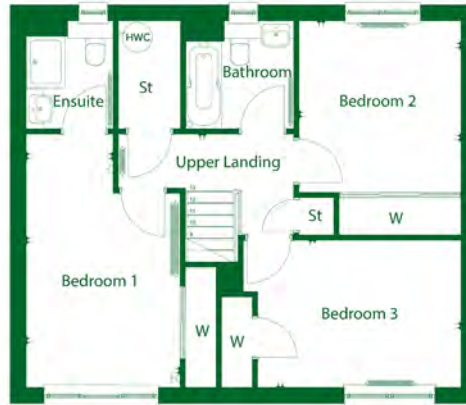
THE AFFRIC

3 bedroom detached home with garage

The Affric is a lovely 3 bedroom detached home with integral garage, and a high specification throughout.

The ground floor comprises an open-plan kitchen/dining room, perfect for entertaining, with French doors leading to the rear garden. The contemporary Ashley Ann kitchen features integrated appliances by Bosch. The integral garage can be accessed from the kitchen/dining room. The WC/cloakroom is also located off the kitchen/dining room and includes a storage cupboard. The lounge is located to the front, providing space to relax and unwind.

Upstairs, the main bedroom benefits from fitted wardrobes, complete with en suite shower room including sleek vanity units and feature mirror. Two further bedrooms, benefiting from built in wardrobe space, and a family bathroom are located on this level, with additional storage, presenting an excellent family home.



Total floor area 105sqm / 1130sqft

First Floor

Bedroom 1	3.78m x 2.99m	12' 4" x 9' 8"
En suite	2.10m x 1.69m	6' 9" x 5' 5"
Bedroom 2	3.34m x 3.15m	11' 0" x 10' 3"
Bedroom 3	3.96m x 2.86m	13' 0" x 9' 4"
Bathroom	2.10m x 2.10m	6' 9" x 6' 9"



Ground Floor

Lounge	4.21m x 3.98m	13' 8" x 13' 1"
Dining/Kitchen	5.37m x 3.03m	17' 6" x 9' 9"
Cloakroom	2.97m x 1.52m	9' 7" x 5' 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
 - Integrated fridge freezer
- Glass splashback behind hob
- Stainless steel extractor hood
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- Under wall-unit lighting

Cloakroom

- Contemporary sanitary ware from Ideal Standard:
 - Wash hand basin with chrome mixer tap and 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved screen
- Ceramic wall tiling above vanity unit and full height above bath/around shower with 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray with corner entry door and frame
- 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

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from kitchen, bathroom, cloakroom and en suite 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

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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, chrome handles, spy viewer, low access threshold and letter plate
- French doors with chrome handles and multi-point locking system opening on to patio
- Garage with roller shutter door
- Exterior lights to front and rear
- Double glazed windows with lockable handles with obscured glazing to bathroom, en suite and cloakroom
- 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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CONON GREEN

The Tweed

4 bedroom detached home



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THE TWEED

4 bedroom detached home

The Tweed is a stunning 4 bedroom detached home, with a high specification throughout.

The ground floor comprises an open-plan kitchen/dining room, with flexible space for both casual dining at the breakfast bar and dining space, with French doors leading to the rear garden. There is a separate utility room located off the kitchen, with the WC/cloakroom accessed from the hall.

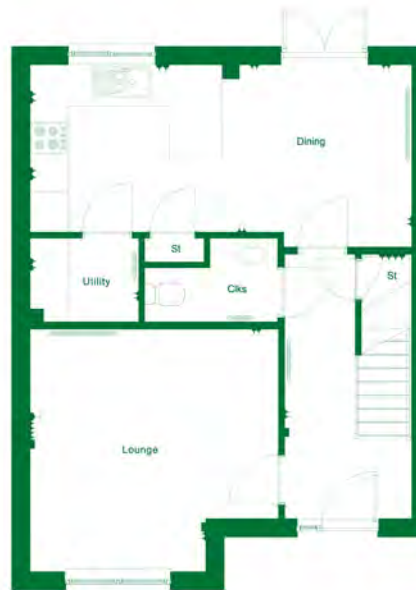
The lounge is located to the front, providing space to relax and unwind. Upstairs, the main bedroom benefits from fitted wardrobes, complete with en suite shower-room including sleek vanity unit and feature mirror. Bedroom 2 includes fitted wardrobes, with two further bedrooms and a family bathroom located on this level presenting an excellent family home.



Total floor area 105sqm / 1130sqft

First Floor

Bedroom 1	4.22m x 2.97m	13' 8" x 9' 7"
En suite	2.07m x 1.82m	6' 8" x 6' 0"
Bedroom 2	2.70m x 2.67m	8' 9" x 8' 8"
Bedroom 3	3.11m x 2.10m	10' 2" x 6' 9"
Bedroom 4	3.17m x 2.71m	10' 4" x 8' 9"
Bathroom	3.11m x 1.48m	10' 2" x 4' 9"



Ground Floor

Lounge	4.20m x 4.11m	13' 8" x 13' 4"
Dining/Kitchen	6.45m x 2.84m	21' 2" x 9' 3"
Utility	1.83m x 1.41m	6' 0" x 4' 6"
Cloakroom	2.24m x 1.41m	7' 3" 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 oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- Under wall-unit lighting

Utility Room

- Worktop with matching upstand

Cloakroom

- Contemporary sanitary ware from Ideal Standard:
 - Wash hand basin with chrome 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray and sliding 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 the contemporary en-suite

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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 cupboard located in hall

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 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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CONON GREEN

The Ness

3 bedroom detached bungalow





THE NESS

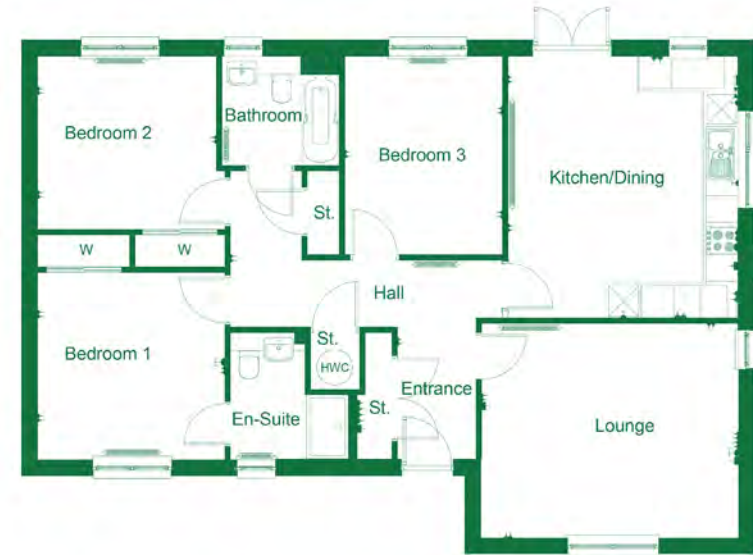
3 bedroom detached bungalow

The Ness is a beautiful detached bungalow with 3 double bedrooms.

The high quality kitchen/ dining room features integrated Bosch appliances and French doors leading to the turfed garden.

Bedroom 1 benefits from en suite shower room and fitted wardrobe. The en suite and family bathroom benefit from fitted vanity units which provide a sleek finish and modern finish.

There is a separate lounge located to the front of the property which provides excellent space to relax and entertain.



Total floor area 106sqm / 1141sqft

Lounge	4.80m x 4.00m	15' 9" x 13' 1"
Kitchen/Dining	4.88m x 4.31m	16' 0" x 14' 1"
Bedroom 1	3.49m x 3.48m	11' 5" x 11' 5"
Ensuite	2.37m x 2.22m	7' 9" x 7' 3"
Bedroom 2	3.33m x 3.24m	10' 11" x 10' 7"
Bedroom 3	3.71m x 2.95m	12' 2" x 9' 8"
Bathroom	2.20m x 2.04m	7' 3" x 6' 8"

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
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- 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 Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - 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

- Mexicano pre-finished oak doors, where applicable
- Polished chrome ironmongery
- 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

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

- Dedicated 7.4KW electric vehicle (EV) charger
- 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, chrome handles, spy viewer, low access threshold 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
- 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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CONON GREEN

The Etive

4 bedroom detached home with garage



www.tulloch-homes.com

 Tulloch Homes



THE ETIVE

4 bedroom detached home with garage

The Etive is an exceptional home ideal for family living comprising 4 bedrooms and an integral garage.

The open plan Ashley Ann kitchen/dining room features a selection of Bosch appliances and benefits from French doors leading to the turfed rear garden. On the ground floor, you will also find a front aspect lounge, as well as a cloakroom and utility room.

Upstairs, bedroom 1 benefits from an en suite shower room along with a mirrored fitted wardrobe. The family bathroom can also be found on this level, which features a shower over the bath and fitted vanity units to create a sleek and modern finish.



Total floor area 118sqm / 1270sqft

First Floor

Bedroom 1	3.64m x 3.29m	11'9" x 10'8"
En suite	2.37m x 2.04m	7'8" x 6'7"
Bedroom 2	3.20m x 3.22m	10'5" x 10'6"
Bathroom 3	3.59m x 2.77m	11'8" x 9'1"
Bedroom 4	3.13m x 2.80m	10'3" x 9'2"
Bathroom	2.10m x 2.10m	6'9" x 6'9"



Ground Floor

Lounge	4.78m x 3.29m	15'7" x 10'8"
Kitchen/Dining	5.44m x 3.48m	17'8" x 11'4"
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 Ashley Ann
- Worktop with matching upstand
- A range of integrated Bosch appliances including:
 - Stainless steel under-counter electric double oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- Under wall-unit lighting

Utility

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

Cloakroom

- Contemporary sanitary ware from Ideal Standard:
 - Wash hand basin with chrome 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
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Vanity units create a sleek finish to the contemporary bathroom
- Feature mirror

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 thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray and pivot 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 the contemporary en suite

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 onto patio
- 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, en suite and WC
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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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CONON GREEN

The Tarvie

4 bedroom detached home



www.tulloch-homes.com

 Tulloch Homes



THE TARVIE

4 bedroom detached home

The Tarvie is a stunning 4 bedroom home which is beautifully designed and well thought out.

An open plan luxury Ashley Ann kitchen/dining area features French doors leading to the rear turfed garden. In addition, there is a useful utility room with a door leading outside. The hallway leads to the lounge and separate front aspect family room. A cloakroom and handy storage cupboard are also located on the ground floor.

The first floor has four bedrooms, with bedroom 1 featuring an en suite shower room and a fitted mirrored wardrobe. Additionally, there is a family bathroom on this level which features a shower over the bath and fitted vanity units to create a sleek and modern finish.



Total floor area 124sqm / 1335sqft

First Floor

Bedroom 1	3.83m x 3.06m	12' 6" x 10' 0"
En suite	2.71m x 1.35m	8' 9" x 4' 4"
Bedroom 2	3.30m x 2.90m	10' 8" x 9' 5"
Bedroom 3	3.42m x 2.90m	11' 2" x 9' 5"
Bedroom 4	3.20m x 2.13m	10' 5" x 7' 0"
Bathroom	2.27m x 1.81m	7' 5" x 5' 9"



Ground Floor

Lounge	4.68m x 3.19m	15' 4" x 10' 5"
Kitchen/Dining	8.27m x 2.70m	27' 1" x 8' 9"
Family	2.81m x 2.73m	9' 2" x 9' 0"
Utility	1.90m x 1.85m	6' 2" x 6' 1"
Cloakroom	1.85m x 1.42m	6' 1" x 4' 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 double oven
 - Frameless 4 ring ceramic hob
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- Under wall-unit lighting

Utility Room

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

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
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved 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 with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray and sliding 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 the contemporary en suite

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 door with multi-point locking system in manor half panel style with obscure glazing
- 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
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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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CONON GREEN

The Willow

4 bedroom detached home



www.tulloch-homes.com

 Tulloch Homes



THE WILLOW

4 bedroom detached home

The Willow presents an exceptional 4 bedroom home over two levels.

An open plan kitchen, dining and family area provides generous space for entertaining, with French doors leading to the patio and turfed rear garden. The luxury kitchen by Ashley Ann includes a selection of Bosch appliances. In addition, there is a useful utility room with a door leading outside. The hallway leads to a separate lounge located to the front of the property. Upstairs, the property features 4 bedrooms, with the main bedroom benefitting from an en suite shower room. The family bathroom is also located on the first floor, which features a shower over the bath and fitted vanity units to provide a sleek finish.



Total floor area 131sqm / 1410sqft

First Floor

Bedroom 1	3.76m x 3.49m	12' 4" x 11' 5"
En suite	1.95m x 2.10m	6' 4" x 6' 10"
Bedroom 2	3.20m x 2.98m	10' 5" x 8' 9"
Bedroom 3	3.11m x 2.78m	10' 2" x 9' 1"
Bedroom 4	2.98m x 2.31m	9' 8" x 9' 9"
Bathroom	2.30m x 1.70m	7' 6" x 5' 6"



Ground Floor

Lounge	4.47m x 3.48m	14' 7" x 11' 4"
Family/Dining/Kitchen	7.51m x 4.74m	24' 6" x 15' 6"
Utility	2.25m x 2.10m	7' 4" x 6' 10"
Cloakroom	2.25m x 1.20m	7' 4" x 3' 11"

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
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- 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
 - Bath with Mira deck mounted thermostatic bath shower mixer, with chrome handset, edge riser rail, and curved 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 with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray and sliding 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 the contemporary en suite

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak 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 on ground and first floor

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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 bathroom, cloakroom and en suite
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- 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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CONON GREEN

The Lochalsh

4 bedroom detached home with garage



www.tulloch-homes.com

 Tulloch Homes



THE LOCHALSH

4 bedroom detached home with garage

The Lochalsh is an exceptional 4 bedroom detached family home providing fantastic accommodation on two floors. The lounge gives access to the impressive kitchen/family/breakfast area which includes integrated Bosch appliances. The breakfast area leads to the rear garden, offering a family focused space. A separate, front aspect dining room is located off the hall. Also on the ground floor is a WC and utility room with access to the integral garage.

Upstairs are four bedrooms, with the main bedroom featuring a walk in wardrobe and en suite shower room. Bedrooms 2 and 3 share en suite facilities and include fitted wardrobes. Also on the upper floor is the family bathroom. Storage cupboards are provided on both the ground and first floor levels.



Total floor area 139sqm / 1496sqft

First Floor

Bedroom 1	3.47m x 3.42m	11' 4" x 11' 2"
En suite	2.06m x 1.60m	6' 8" x 5' 2"
Bedroom 2	3.29m x 2.79m	10' 8" x 9' 2"
En suite	2.79m x 1.75m	9' 2" x 5' 7"
Bedroom 3	2.90m x 2.79m	9' 5" x 9' 2"
Bedroom 4	2.68m x 2.60m	8' 8" x 8' 5"
Bathroom	2.18m x 2.16m	7' 2" x 7' 1"



Ground Floor

Lounge	4.91m x 3.47m	16' 1" x 11' 4"
Dining Room	3.20m x 2.70m	10' 5" x 8' 9"
Family/Breakfast/Kitchen	8.48m x 3.33m	27' 8" x 11' 0"
Utility	2.16m x 1.59m	7' 1" x 5' 2"
Cloakroom	2.16m x 1.01m	7' 1" x 3' 3"

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
 - Fridge freezer
 - Dishwasher
- Stainless steel extractor hood
- Glass splashback behind hob
- Blanco Silgranit inset sink - 1.5 bowl with Blanco Camia tap
- 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 with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Bath with dual control two tap hole bath filler taps and bath panels to suit
- Ceramic tiling splashback above vanity unit and bath, finished with chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suites

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Shower tray and sliding shower screen/door to suit
- Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole in bedroom 1 en suite
- Mira electric shower with frosted glass front, 4 spray showerhead with rub-clean nozzles and chrome slider pole in second en suite
- 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-suites

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano half glazed pre-finished oak doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from kitchen, cloakroom, bathroom and en suites, 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

- Walk in wardrobe to main bedroom
- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail to wardrobes, where applicable

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- 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
- Roller shutter garage door
- 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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Conon Green Conon Bridge


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
The Birch
2 bedroom semi detached bungalow.




The Culzean
4 bedroom detached home with double garage.
- 

The Beech
3 bedroom detached bungalow.




The Ness
3 bedroom detached bungalow.
- 


The Cedar
3 bedroom semi detached bungalow.





The Elm
3 bedroom detached home.
- 


The Corran
3 bedroom semi detached home.





The Willow
4 bedroom detached home.
- 


The Torrin
3 bedroom semi detached home.
- 


The Calder
3 bedroom detached home.
- 

The Affric
3 bedroom detached home with garage.
- 

The Lochy
3 bedroom detached bungalow with garage.
- 

The Etive
4 bedroom detached home with garage.
- 

The Tweed
4 bedroom detached home.
- 

The Tarvie
4 bedroom detached home.
- 

The Lochalsh
4 bedroom detached home with garage.

Conon Green, Conon Bridge on Sat Nav: IV7 8FR

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Conon Green Conon Bridge

www.tulloch-homes.com



www.tulloch-homes.com

How to find Conon Green

Conon Green is located off Oak Gardens,
Conon Bridge, IV7 8FR



 **Tulloch Homes**

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