



CONON WOODS

CONON BRIDGE | 2 TO 4 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

CGI overview of Conon Woods

Building exceptional homes in desirable locations...

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

Established in the Highlands, the company has built a reputation for creating beautiful new homes in carefully selected locations throughout Scotland.

Our carefully chosen locations inspire our homebuyers to make the most of their fabulous new home and the surrounding area.

Tulloch's commitment to traditional building skills, attention to detail and experience ensure that your new home delivers on all counts.

Street scene

Tweed lounge

The perfect space to call your own

At Conon Woods we are proud to offer a choice of 2, 3 & 4 bedroom homes in Conon Bridge, Ross-shire.

Conon Woods is located in a perfect setting in the traditional Highland village of Conon Bridge, surrounded by a peaceful expanse of picturesque countryside.

There are local walking trails and many other attractions and facilities, including a primary school in the village.

The coastal waters of the Beaully and Moray Firths offer great wildlife watching and water sports opportunities, with fishing on the nearby River Conon. Close by is the bustling market town of Dingwall and the popular village of Muir of Ord which boasts an 18-hole golf course.

A short drive away is Inverness City and all its wonderful attractions – offering you the best of both worlds.

What's more, Conon Bridge is served by its own railway station and also offers fast, easy access to the A9, Inverness Airport and other major transport links.



Tarvie bedroom 1



Torrin exterior



Tarvie kitchen

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.



Experience the advantages 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, 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 Woods offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms.

CONON WOODS

The Birch

2 bedroom semi detached bungalow



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 Tulloch Homes



THE BIRCH

2 bedroom semi detached bungalow

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

The quality kitchen, designed by Ashley Ann, offers Bosch appliances and provides space for a washing machine and fridge freezer. A door from the kitchen 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.



Total floor area 66sqm / 710sqft

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
- 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

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 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 cupboard 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
- 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 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

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 2026.

CONON WOODS

The Cedar

3 bedroom semi detached bungalow





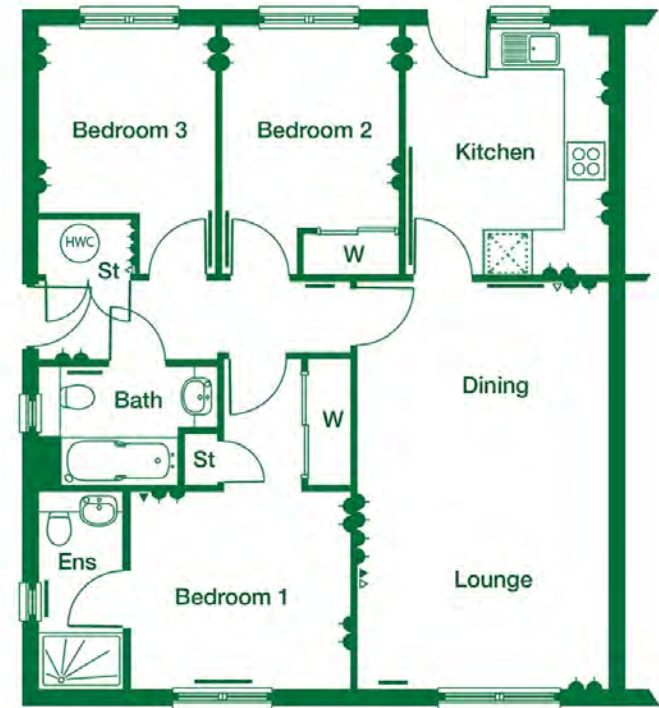
THE CEDAR

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.



Total floor area 82sqm / 883sqft

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
- Blanco Silgranit inset sink - single 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 dual control two tap hole bath filler taps and bath panels to suit
 - 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 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 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
- 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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CONON WOODS

The Torrin

3 bedroom semi detached home



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THE TORRIN

3 bedroom semi detached home

The Torrin is a lovely 3 bedroom home featuring a contemporary open plan kitchen/ dining room.

The high quality kitchen by Ashley Ann features Bosch appliances and French doors leading to the patio area in the turfed rear garden.

A separate lounge located to the front of the home provides a great space to relax and unwind.

Upstairs, there are 3 bedrooms, two of which feature fitted wardrobes. Bedroom 1 benefits from an en suite shower room which together with the bathroom, features fitted vanity units to provide a smart, streamlined finish.



Total floor area 88sqm / 947sqft

First Floor

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



Ground Floor

Lounge	5.02m x 3.35m	16' 5" x 11' 0"
Kitchen/Dining	5.29m x 3.20m	17' 4" x 10' 5"
Cloakroom	1.85m x 1.81m	6' 1" 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
- 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 chrome mixer tap 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 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 thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray with slider shower door/screen
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary en suite

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
- Doorbell fitted at front door

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, cloakroom, en suite and bathroom, 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
- Chrome ironmongery on exterior doors
- Exterior lights to front and rear
- Double glazed windows with lockable handles, with obscured glazing to en suite and WC
- PVCu cladding system on fascias and soffits 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 WOODS

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 WOODS

The Ness

3 bedroom detached bungalow



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THE NESS

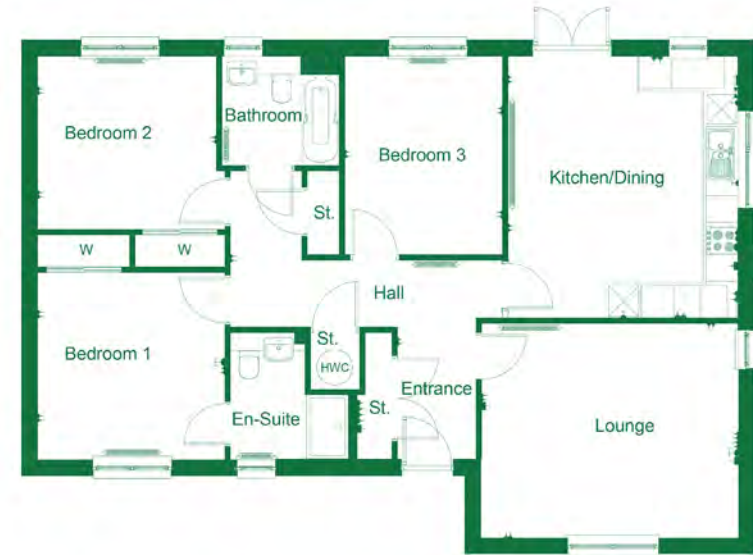
3 bedroom detached bungalow

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
- 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 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, 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 WOODS

The Lochy

3 bedroom detached bungalow with garage



www.tulloch-homes.com

 Tulloch Homes



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.



Total floor area 117sqm / 1259sqft

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
- 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

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 and push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - 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

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 and en suite which will be white
- Ceilings finished with matt emulsion in off white
- Woodwork finished in brilliant white

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

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
- 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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CONON WOODS

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 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 WOODS

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 WOODS

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 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 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
- 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 Woods Conon Bridge

www.tulloch-homes.com



*Denotes mirrored house type.

Conon Woods on SatNav: IV7 8AD

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Conon Woods Conon Bridge

www.tulloch-homes.com



Conon Woods Conon Bridge



-  **The Affric**
3 bedroom detached home with garage.
-  **The Birch**
2 bedroom semi detached bungalow.
-  **The Calder**
3 bedroom detached home.
-  **The Cedar**
3 bedroom semi detached bungalow.
-  **The Elm**
3 bedroom detached home.
-  **The Etive**
4 bedroom detached home with garage.
-  **The Kinglass**
3 bedroom detached bungalow.
-  **The Lochalsh**
4 bedroom detached home with garage.

-  **The Lochy**
3 bedroom detached bungalow with garage.
-  **The Ness**
3 bedroom detached bungalow.
-  **The Tarvie**
4 bedroom detached home.
-  **The Torrin**
3 bedroom semi detached home.
-  **The Tweed**
4 bedroom detached home.
-  **The Willow**
4 bedroom detached home.

*Denotes mirrored house type.

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Conon Woods Conon Bridge

www.tulloch-homes.com



www.tulloch-homes.com

How to find Conon Woods

Conon Woods is located on
Great North Road, Conon Bridge.

Sat Nav: IV7 8AD



 **Tulloch Homes**

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