



FAIRVIEW HEIGHTS

INVERNESS | 3 & 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 Fairview Heights

Street scene

Tweed lounge

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.

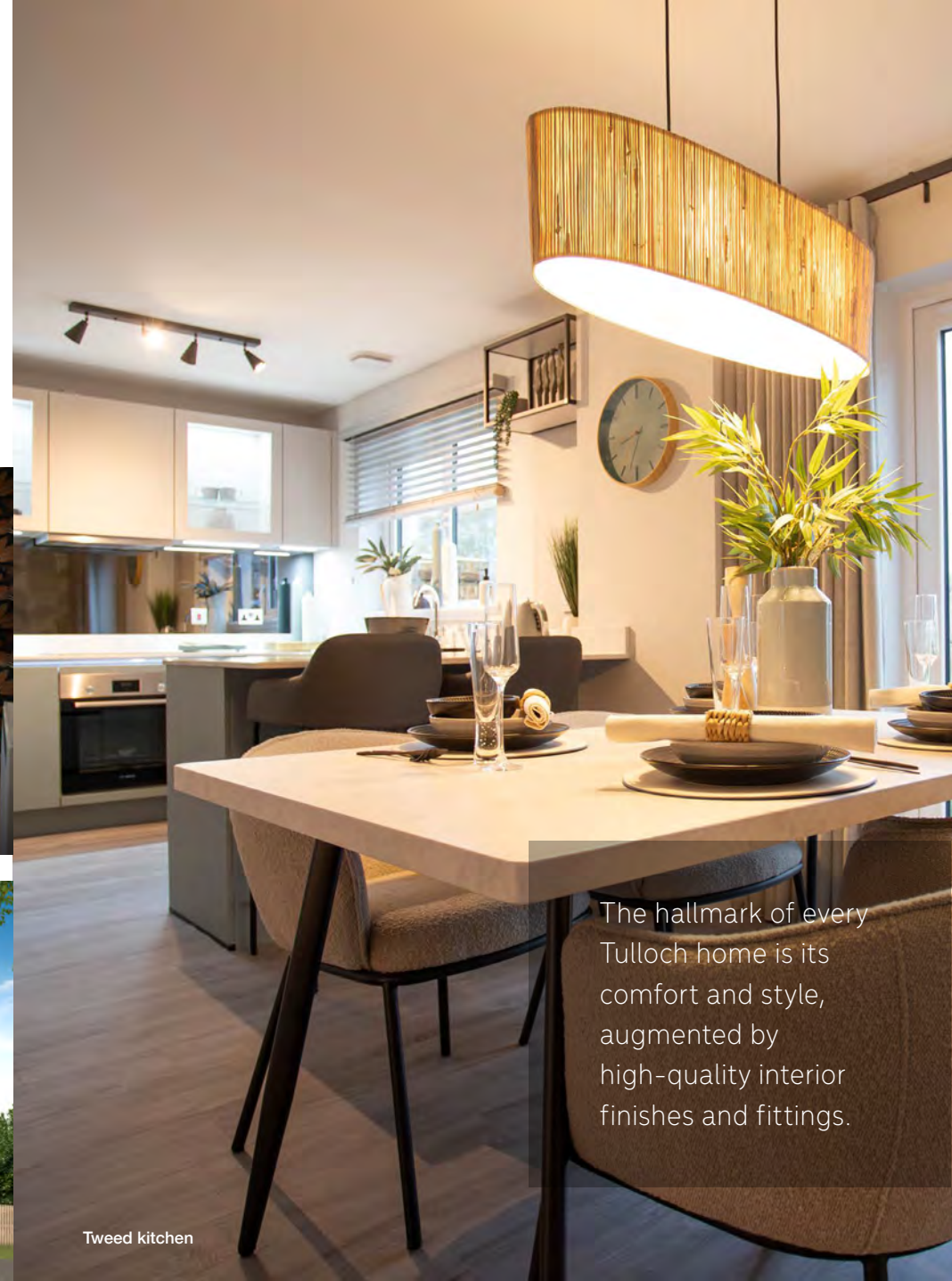
The perfect space to call your own

At Fairview Heights in Slackbuie, Inverness, we are proud to offer a choice of contemporary three and four bedroom homes. Fairview Heights offers a delightful setting enjoying spectacular views over the city, towards the hills beyond the Highland capital, and has excellent local facilities on the doorstep.

There are retail and business parks close by, and the A9 and A96 are a short distance away, offering fast, easy access to the north, the south, Aberdeen and Inverness International Airport.

Inverness delivers a lively mix of rich cultural heritage, entertainment, excellent restaurants and great shopping. Nearby attractions include world-class golf courses, cycling trails, ancient castles and forest walks.

On short trips further afield, you can enjoy the scenery and some monster-spotting at Loch Ness, the white sand beaches and dolphin colonies of the Moray Firth, and the pretty Victorian seaside resort of Nairn.



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, Fairview Heights offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms.

FAIRVIEW HEIGHTS

The Torrin

3 bedroom semi detached home



www.tulloch-homes.com

 Tulloch Homes



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.



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
- Stainless steel inset sink with 1.5 bowl
- 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
 - Arc bath with matching bath panel and dual control taps
- Ceramic wall tiling above vanity unit and bath, finished with a chrome tile trim

- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En-suite

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Mira Jump electric shower
 - Shower tray with slider shower door/screen
- 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

- 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

- Premdor white modern ladder moulded internal doors
- Premdor white smooth 5-light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from the kitchen, 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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FAIRVIEW HEIGHTS

The Calder

3 bedroom detached home



www.tulloch-homes.com

 Tulloch Homes



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.



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
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Cloakroom

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

Bathroom

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin complete with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern and push button flush
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen

- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

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

Internal Finishes and Decoration

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

- 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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FAIRVIEW HEIGHTS

The Elm

3 bedroom detached home





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.



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
- Stainless steel inset sink with 1.5 bowl
- Under wall-unit lighting

Cloakroom

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

Bathroom

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

En suite

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

Internal Finishes and Decoration

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

- 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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FAIRVIEW HEIGHTS

The Tweed

4 bedroom detached home



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 Tulloch Homes



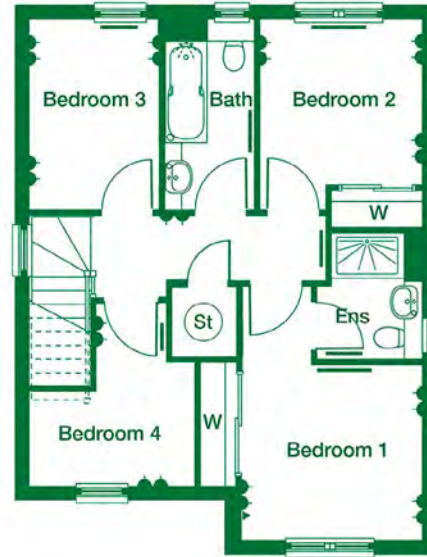
THE TWEED

4 bedroom detached home

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

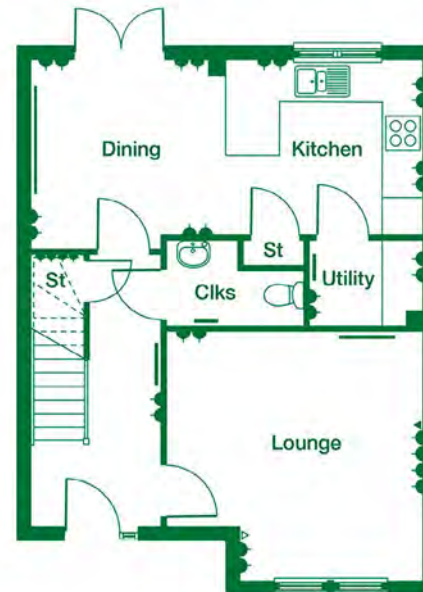
The ground floor comprises an open-plan kitchen/dining room, with flexible space for both casual dining at the breakfast bar and dining space, with French doors leading to the rear garden. There is a separate utility room located off the kitchen, with the WC/cloakroom accessed from the hall.

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.



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
- Stainless steel inset sink with 1.5 bowl
- 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
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

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

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

- 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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FAIRVIEW HEIGHTS

The Affric

3 bedroom detached home with garage



www.tulloch-homes.com

 Tulloch Homes



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.



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
- Stainless steel inset sink with 1.5 bowl
- 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
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath 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 Jump electric shower 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

- Premdor white modern ladder moulded internal doors, where applicable
- Premdor white smooth 5 light glazed doors to the lounge and kitchen
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in 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

- 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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FAIRVIEW HEIGHTS

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.



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	5.45m x 3.48m	17'9" 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
- Stainless steel inset sink with 1.5 bowl
- 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
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- 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 Jump electric shower
 - 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

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

- 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

*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. May 2025.

FAIRVIEW HEIGHTS

The Tarvie

4 bedroom detached home



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 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.



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
- Stainless steel inset sink with 1.5 bowl
- 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
 - Arc bath with thermostatic pillar mounted bath shower mixer and curved bath screen
- Ceramic wall tiling above vanity unit and full height above bath and around shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En-suite

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

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

- 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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Fairview Heights Inverness

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-  **The Affric**
3 bedroom detached home with garage.
-  **The Calder**
3 bedroom detached home.
-  **The Culzean**
4 bedroom detached home with double garage.
-  **The Elm**
3 bedroom detached home.
-  **The Etive**
4 bedroom detached home with garage.
-  **The Lochalsh**
4 bedroom detached home with garage.
-  **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.

Fairview Heights on SatNav: IV2 6JL

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Fairview Heights Inverness

www.tulloch-homes.com



www.tulloch-homes.com

How to find Fairview Heights

Fairview Heights is located off
Earl's Gate, Slackbuie, Inverness.

Sat Nav: IV2 6JL



 **Tulloch Homes**

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