



CONON WOODS

CONON BRIDGE | 2 TO 4 BEDROOM HOMES

BUILDING ON
100
Years
EXPERIENCE



CGI overview of Conon Woods



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

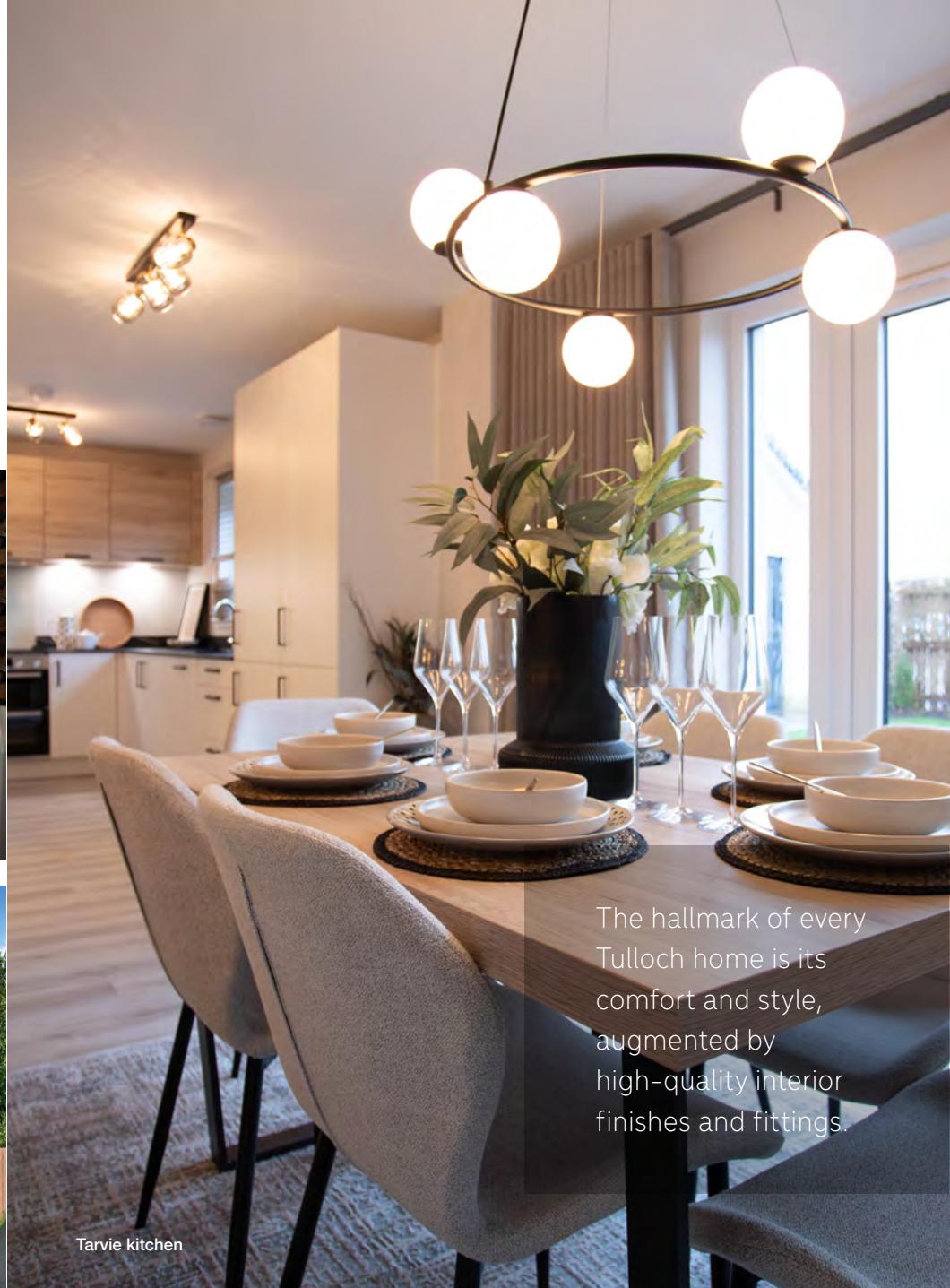
Conon Woods is located in a perfect setting in the traditional Highland village of Conon Bridge, surrounded by a peaceful expanse of picturesque countryside.

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

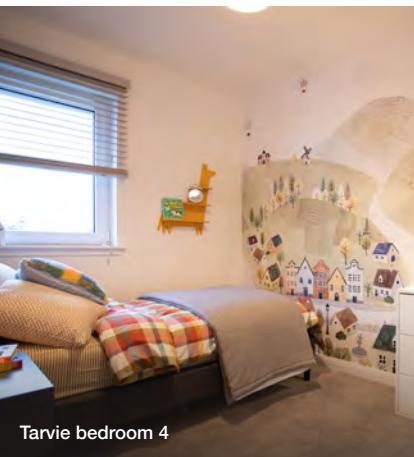
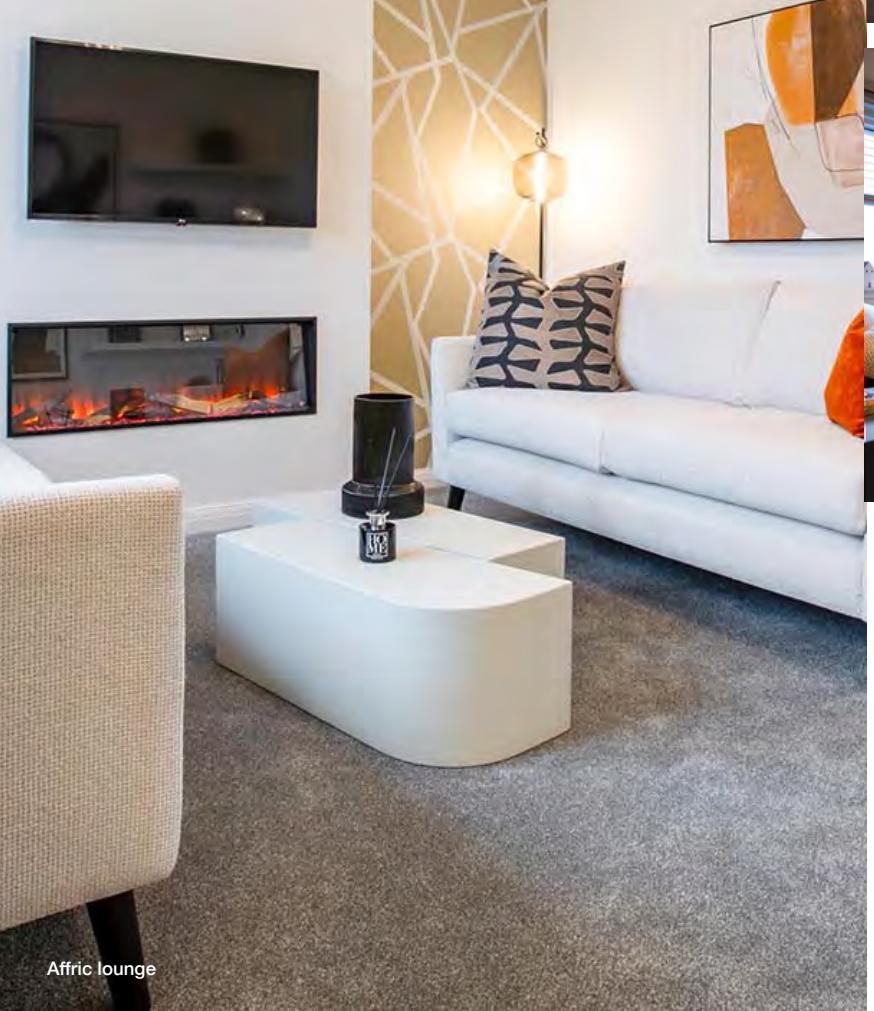
The coastal waters of the Beauly and Moray Firths offer great wildlife watching and water sports opportunities, with fishing on the nearby River Conon. Close by is the bustling market town of Dingwall and the popular village of Muir of Ord which boasts an 18-hole golf course.

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.



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 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.





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"



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"

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

*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. April 2025.

CONON WOODS

The Calder

3 bedroom detached home





THE CALDER

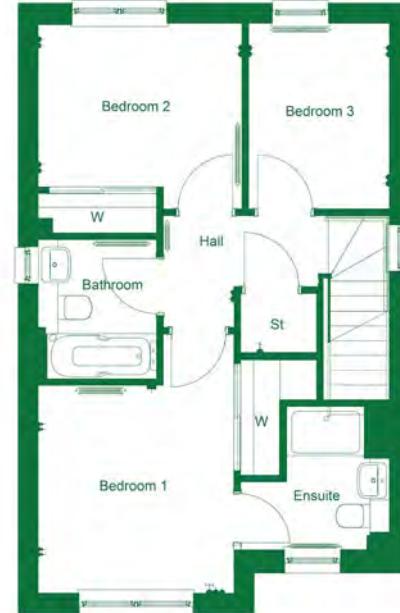
3 bedroom detached home

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.

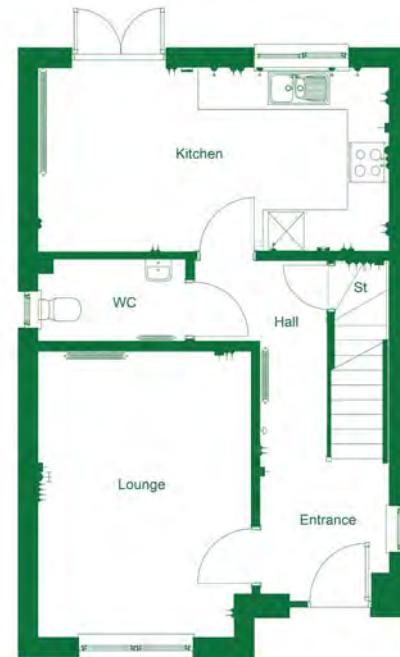
The home comprises two double bedrooms with fitted mirrored wardrobes, with bedroom 1 also benefitting from an en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom which features a shower over the bath and fitted vanity units to provide a sleek finish.





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

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. April 2025.

CONON WOODS

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
- 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. April 2025.

CONON WOODS

The Kinglass

3 bedroom detached bungalow





THE KINGLASS

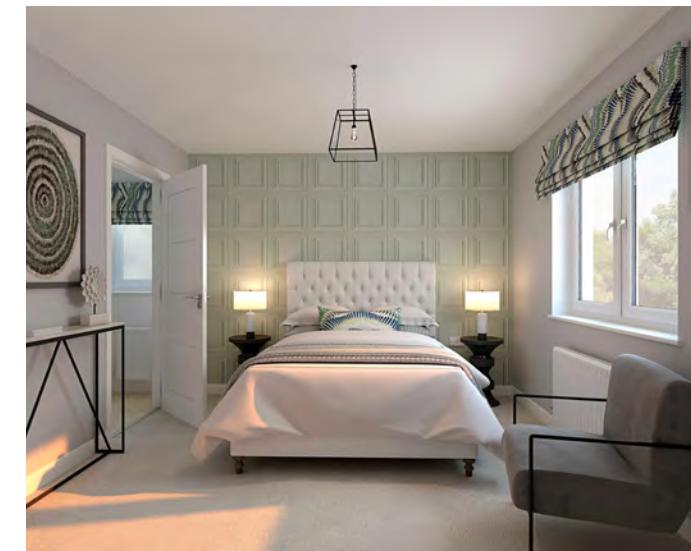
3 bedroom detached bungalow

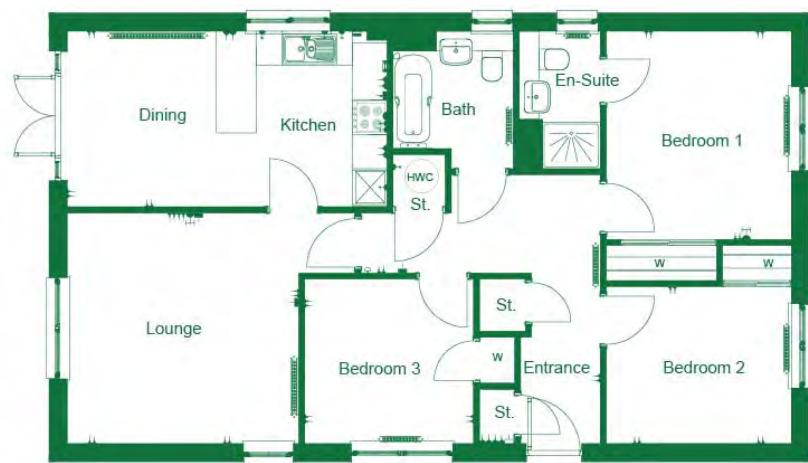
The Kinglass is a beautiful 3 bedroom detached bungalow.

The luxury Ashley Ann kitchen features a selection of Bosch appliances and French doors leading to the turfed garden.

The home comprises 3 double bedrooms with fitted wardrobe facilities, with bedroom 1 also benefiting from en suite shower room.

The family bathroom features fitted vanity units to provide a sleek and modern finish.





Lounge	4.04m x 4.03m	13' 3" x 13' 2"
Kitchen/Dining	5.58m x 3.07m	18' 4" x 10' 1"
Bedroom 1	3.64m x 3.23m	11' 11" x 10' 7"
En suite	2.40m x 1.41m	7' 10" x 4' 8"
Bedroom 2	3.23m x 2.74m	10' 7" x 9' 0"
Bedroom 3	2.95m x 2.87m	9' 8" x 9' 5"
Bathroom	2.40m x 2.10m	7' 10" x 6' 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 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

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

Internal Finishes and Decoration

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

Fitted wardrobes and Storage

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

Electrics and Connectivity

- TV/satellite point in lounge and TV point to bedroom 1
- USB double socket in kitchen and bedroom 1
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- 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
- 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. April 2025.

CONON WOODS

The Tweed

4 bedroom detached home



www.tulloch-homes.com

 **Tulloch Homes**



THE TWEED

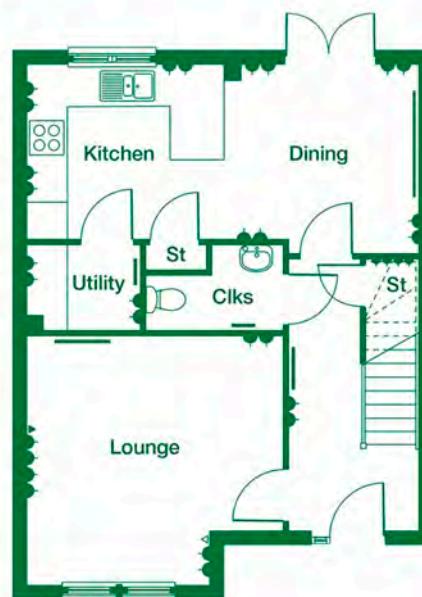
4 bedroom detached home



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

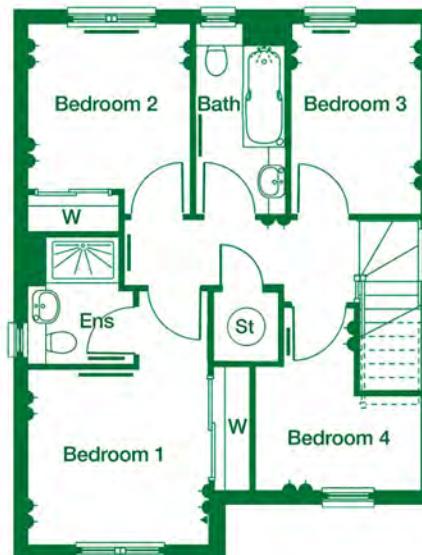
The ground floor comprises an open-plan kitchen/dining room, with flexible space for both casual dining at the breakfast bar and dining space, with French doors leading to the rear garden. There is a separate utility room located off the kitchen, with the WC/cloakroom accessed from the hall.

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.



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"



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"

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

*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. April 2025.

CONON WOODS

The Etive

4 bedroom detached home with garage





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. April 2025.

CONON WOODS

The Tarvie

4 bedroom detached home





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

*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. April 2025.

CONON WOODS

The Lochalsh

4 bedroom detached home with garage





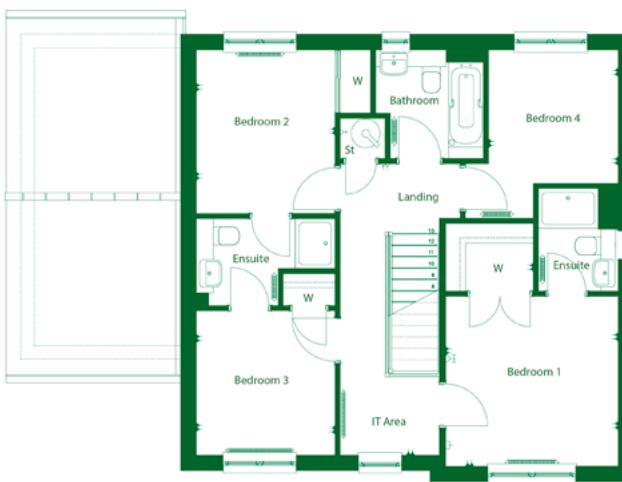
THE LOCHALSH

4 bedroom detached home with garage

The Lochalsh is an exceptional 4 bedroom detached family home providing fantastic accommodation on two floors.

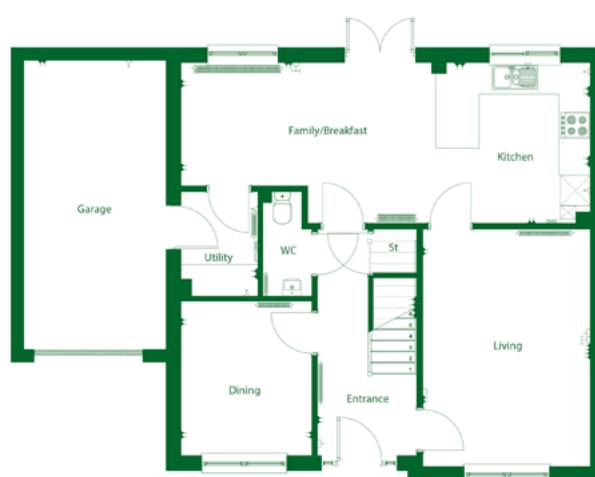
The lounge gives access to the impressive kitchen/family/breakfast area which includes integrated Bosch appliances. The breakfast area leads to the rear garden, offering a family focused space. A separate, front aspect dining room is located off the hall. Also on the ground floor is a WC and utility 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.



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

Utility Room

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

Cloakroom

- Contemporary sanitary ware from Ideal Standard:
 - Wash hand basin with mixer tap complete 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 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
- Methven Kiri Lever thermostatic shower with handset and chrome edge riser rail in main bedroom en suite
- Mira Jump electric shower 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

- Premdoor white modern ladder moulded internal doors, where applicable
- Premdoor white smooth 5-light glazed doors, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch providing loft access
- Walls finished with matt emulsion in light grey, apart from 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

- 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

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. April 2025.



*Denotes mirrored house type.

Conon Woods on SatNav: IV7 8AD

These particulars are for illustration only. We operate a policy of continuous product development, and specification 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. Nor do they constitute a contract, part of a contract or a warranty. We make no guarantees about the tenure of any homes sold on each development and they are subject to change without consultation.

Conon Woods Conon Bridge

www.tulloch-homes.com



 **Tulloch Homes**

Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA.
Tel: 01463 229300 www.tulloch-homes.com

BUILDING ON
100
YEARS
EXPERIENCE



The Affric

3 bedroom detached home with garage.



The Lochy

3 bedroom detached bungalow with garage.



The Birch

2 bedroom semi detached bungalow.



The Ness

3 bedroom detached bungalow.



The Calder

3 bedroom detached home.



The Tarvie

4 bedroom detached home.



The Cedar

3 bedroom semi detached bungalow.



The Torrin

3 bedroom semi detached home.



The Elm

3 bedroom detached home.



The Tweed

4 bedroom detached home.



The Etive

4 bedroom detached home with garage.



The Willow

4 bedroom detached home.



The Kinglass

3 bedroom detached bungalow.



The Lochalsh

4 bedroom detached home with garage.

*Denotes mirrored house type.

Conon Woods on SatNav: IV7 8AD

These particulars are for illustration only. We operate a policy of continuous product development, and specification 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. Nor do they constitute a contract, part of a contract or a warranty. We make no guarantees about the tenure of any homes sold on each development and they are subject to change without consultation.



How to find Conon Woods

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

Sat Nav: IV7 8AD



 **Tulloch Homes**

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



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