



PARKS VIEW

INVERNESS | 2 TO 5 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

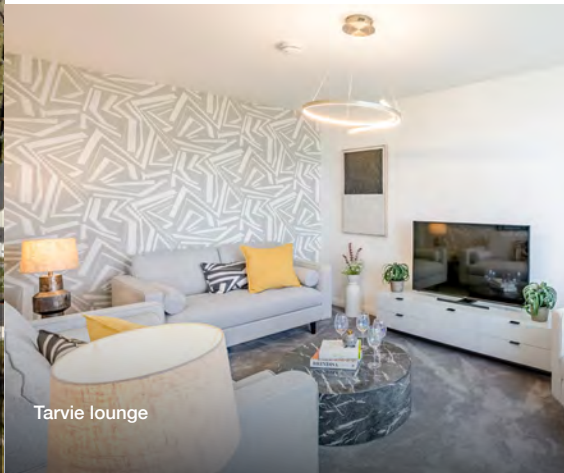
Building exceptional homes in desirable locations...

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.



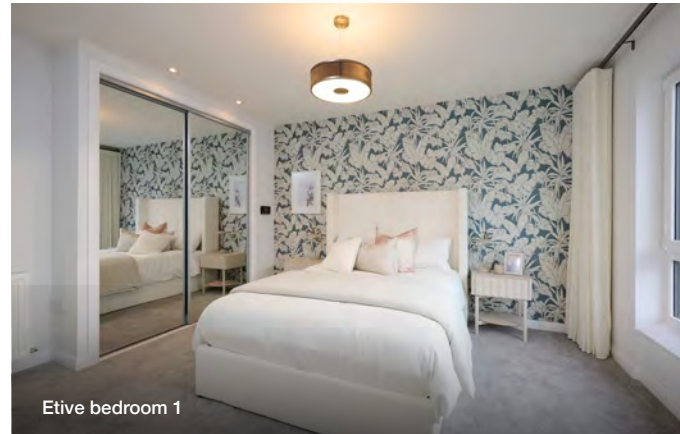
Overview of Parks View, Inverness

The perfect space to call your own

At Parks View, Inverness we are proud to offer a choice of contemporary two to five bedroom homes. Parks View offers a delightful setting and creates an attractive living space with excellent local facilities.

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, entertainments, 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.



Etive bedroom 1



Etive 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, Parks View offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms.

PARKS VIEW

The Affric

3 bedroom detached home with garage





THE AFFRIC

3 bedroom detached home with garage

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

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

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



Total floor area 105sqm / 1130sqft

First Floor

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



Ground Floor

Lounge	4.21m x 3.98m	13' 8" x 13' 1"
Dining/Kitchen	5.37m x 3.03m	17' 6" x 9' 9"
Cloakroom	2.97m x 1.52m	9' 7" x 5' 0"

Specification

Kitchen

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

Cloakroom

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

Bathroom

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

En suite

- Contemporary sanitary ware from Ideal Standard:
 - Semi-recessed wash hand basin with chrome mixer tap and clicker waste
 - Back to wall WC with concealed cistern with push button flush
 - Mira thermostatic shower mixer valve with rainfall showerhead and hand held showerhead with slider pole
 - Shower tray with corner entry door and frame
- Ceramic wall tiling above wash hand basin and full height to shower, finished with a chrome tile trim
- Feature mirror
- Vanity units create a sleek finish to the contemporary en-suite

Internal Finishes and Decoration

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

- External 13a double socket for future installation of dedicated electric vehicle (EV) charger or dedicated 7.4KW EV charger - dependant on plot. Check with sales consultant.
- 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

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PARKS VIEW

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 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

- External 13a double socket for future installation of dedicated electric vehicle (EV) charger or dedicated 7.4KW EV charger - dependant on plot. Check with sales consultant.
- 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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PARKS VIEW

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.



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

- External 13a double socket for future installation of dedicated electric vehicle (EV) charger or dedicated 7.4KW EV charger - dependant on plot. Check with sales consultant.
- 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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Parks View Inverness

www.tulloch-homes.com



-  **The Torrin**
3 bedroom semi detached home.
-  **The Etive**
4 bedroom detached home with garage.
-  **The Calder**
3 bedroom detached home.
-  **The Orrin**
2 bedroom semi detached home.
-  **The Elm**
3 bedroom detached home.
-  **The Tarvie**
4 bedroom detached home.
-  **The Ness**
3 bedroom detached bungalow.
-  **The Kinglass**
3 bedroom detached bungalow.

*Denotes mirrored house type.

Parks View on SatNav: IV2 5JG

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Parks View Inverness

www.tulloch-homes.com



Parks View Inverness

www.tulloch-homes.com



The Burrell
5 bedroom detached house with double garage.



The Culzean
4 bedroom detached home with double garage.



The Carnegie
5 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 Lomond
4 bedroom detached home with double garage



The Tarvie
4 bedroom detached home.

*Denotes mirrored house type.

Parks View on SatNav: IV2 5JG

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Parks View Inverness

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-  **The Orrin**
2 bedroom semi detached home.
-  **The Torrin**
3 bedroom semi detached home.
-  **The Affric**
3 bedroom detached home with garage.
-  **The Willow**
4 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 Culzean**
4 bedroom detached home with double garage.
-  **The Burrell**
5 bedroom detached house with double garage.
-  **The Carnegie**
5 bedroom detached home with double garage.

*Denotes mirrored house type.

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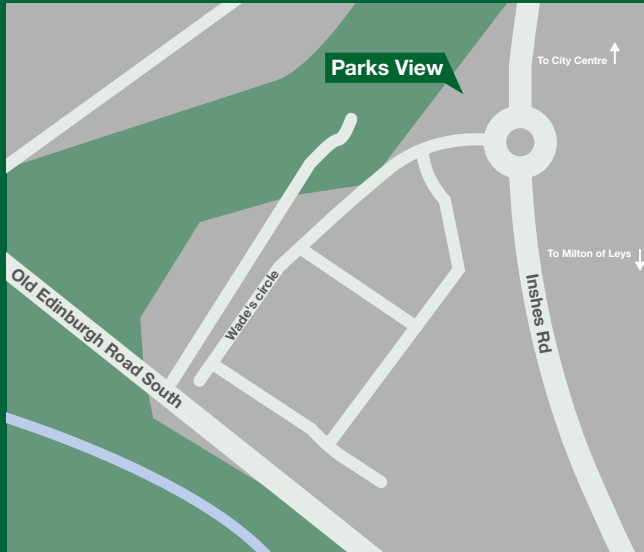


www.tulloch-homes.com

How to find Parks View

Parks View is located off Inshes Road, Inverness.

Sat Nav: IV2 5JG



 **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.