



FAIRVIEW MEADOWS

INVERNESS 3 AND 4 BEDROOM HOMES



Building exceptional homes in desirable locations...

For more than 95 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 – backed by a comprehensive NHBC 10 year warranty for additional peace of mind.

Tulloch have certainly upheld their reputation with regards to customer service, build quality, and aftercare. I would recommend them to anyone.

Tulloch Home purchaser at Fairview



The Calder



Calder lounge



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The perfect space to call your own

At Fairview Meadows, Slackbuie, Inverness we are proud to offer a choice of contemporary three and four bedroom homes. Fairview Meadows 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, 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.



Willow living room

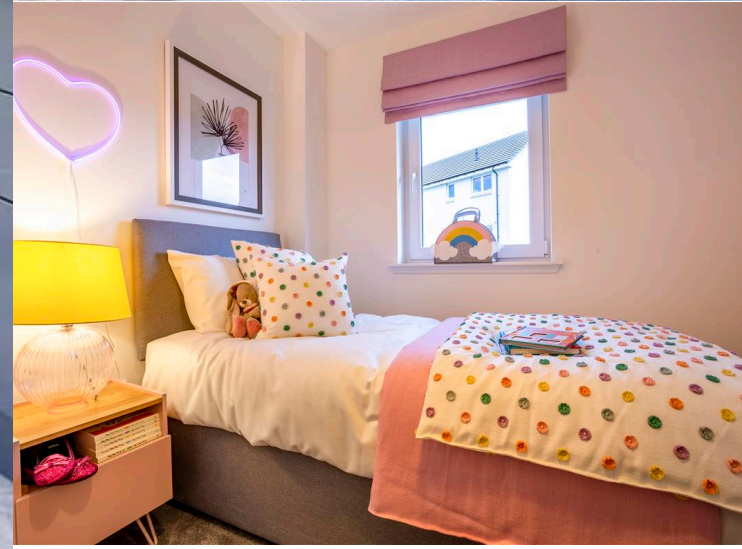


The hallmark of every Tulloch home is its comfort and style, augmented by high-quality interior finishes and fittings.



Taxi Bedroom

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, gas and solar photovoltaic 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.

As well as gas and solar PV central heating, our homes feature double glazing for optimum energy efficiency, plus security windows, fire resistant materials, circuit breakers and smoke alarms for greater safety. Tulloch Homes have an average EPC rating of B.

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 Meadows offers fabulous living spaces, generously proportioned bedrooms, and exceptionally finished kitchens and bathrooms. It all adds up to that touch of style and quality we like to call the Tulloch Touch.



PREMIER COLLECTION

The Calder

3 bedroom detached villa at Fairview Meadows

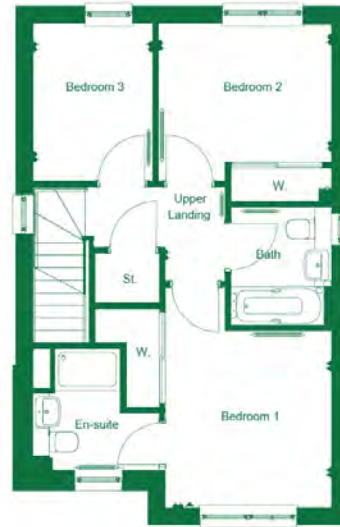




THE CALDER

3 bedroom detached villa

An attractive family home, the Calder provides a front aspect lounge with a versatile layout allowing options for placing of furniture. This contemporary home also offers a kitchen/dining room with French doors leading to the rear garden, and benefits from a downstairs WC and under stair storage. Upstairs, the Calder features two double bedrooms, both boasting fitted wardrobes, with the main bedroom also featuring an en suite shower room. There is a further bedroom on the first floor, as well as the family bathroom.



First Floor

Bedroom 1	3.22m x 3.03m	10' 6" x 9' 11"
En suite	2.22m x 2.31m	7' 3" x 7' 6"
Bedroom 2	3.16m x 2.54m	10' 4" x 8' 4"
Bedroom 3	2.88m x 2.18m	9' 5" x 7' 1"
Bathroom	2.15m x 1.84m	7' 0" x 6' 0"



Ground Floor

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

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Egger worktop with matching upstand*
- A range of integrated Bosch appliances including:
 - Stainless steel electric oven
 - Stainless steel 4 burner gas 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 the Ideal Standard Tempo range:
 - 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
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - 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
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suite

- Contemporary sanitary ware from the Ideal Standard Tempo range:
 - Wash hand basin with chrome mixer tap
 - 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
- Chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

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 white
- Facings, skirtings, cills and apron plates 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
- Marley Deepflow guttering and downpipes
- Tarmac 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

- Gas central heating and solar photovoltaic panels
- Thermostatically controlled heating

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. CGLs are used for illustrative purposes only.
October 2022

Fairview Meadows

www.tulloch-homes.com



-  **The Lochalsh**
4 bedroom detached villa with garage.
-  **The Calder**
3 bedroom detached villa.
-  **The Etive**
4 bedroom detached villa with garage.
-  **The Tarvie**
4 bedroom detached villa.
-  **The Tweed**
4 bedroom detached villa.
-  **The Torrin**
3 bedroom semi detached villa.
-  **The Elm**
3 bedroom detached villa.
-  **The Willow**
4 bedroom detached villa.

*Denotes mirrored house type.

Fairview on SatNav: IV2 6FD

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Fairview Meadows

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Sat Nav: IV2 6FD

Directions to Fairview Meadows

From the A9 (North and South) take the exit for Culcabock/Hilton.

At the first roundabout, take the exit for the B8082 (Sir Walter Scott Drive). Continue to follow the B8082 and go through two roundabouts. Exit left at the third roundabout. Continue along this road and Fairview Meadows is the second entrance on the left.

 **Tulloch Homes**

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