

BARRATT AT CULLODEN WEST

BARN CHURCH ROAD, INVERNESS IV2 7WB



A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES IN INVERNESS

WELCOME TO BARRATT AT CULLODEN WEST

THE COUNTRY SIDE OF TOWN

Barratt at Culloden West is an exciting development located just 2.5 miles from Inverness city centre with the countryside on your doorstep. This fantastic development enjoys an excellent selection of handy essentials within easy reach.

The development is comprised of a range of 2 bedroom apartments and 3 and 4 bedroom detached, semi-detached and terraced homes to suit every taste.

Design expertise is one of our greatest strengths and over the years we have built many developments, each one as individual as its location, yet they all share our commitment to providing an exceptional living environment.

If you're looking for a new family home surrounded by beautiful countryside but within easy reach of the city, then Culloden West could be the perfect place to call home.



LOCAL AMENITIES

Barratt at Culloden West is an ideal location for everyday family life.

There are a number of outdoor activities for everyone to enjoy and supermarkets and schools, including Culloden Academy and Smithton Primary School, are within easy reach. Inverness Campus enterprise area is also a short distance away.

The development is just a 7-minute drive from the hustle and bustle of Inverness city centre, with plenty of shopping and restaurants to keep you busy at weekends.





TRANSPORT LINKS

Wherever you're heading, Barratt at Culloden West is a great place to start from with good road, rail and air links all close by, including the A96.

There are regular bus services close to the development and Inverness railway station and airport are just a short drive away.

Living at Barratt at Culloden West means the countryside and the city are all within easy reach.



INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Barratt at Culloden West are every bit as special as the exteriors. Living areas are light and airy, and designed to be flexible enough to accommodate the needs of modern living.

Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings. Kitchens, carpets and wardrobes can be customised (subject to build stage) so you can have your new home exactly the way you want it.





THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



THE BARRATT STORY

**FOR ALL THE REASSURANCE,
QUALITY AND VALUE YOU NEED**

Barratt Homes is one of Britain's best-known housebuilders. We've been in business since 1958 and have built over 400,000 new homes, with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service has earned Barratt Homes every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to top-of-the-range, 7 bedroom homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so – year in, year out – to further improve the service we provide. As a result, you can buy Barratt with confidence.



CULLODEN WEST AMENITIES

BARN CHURCH ROAD, INVERNESS IV2 7WB



DOCTORS

Culloden Medical Practice
Keppoch Road, Inverness IV2 7LL
Tel: 01463 793777

DENTISTS

Culloden Dental Care
Keppoch Road, Inverness IV2 7LL
Tel: 01463 795187

HOSPITAL

Raigmore Hospital
Old Perth Road, Inverness IV2 3UJ
Tel: 01463 704000

PHARMACY

Rowlands Pharmacy
Keppoch Road, Inverness IV2 7LL
Tel: 01463 791900

OPTICIANS

Vision Express Optician at Tesco Extra
Eastfield Retail Park, 1A Eastfield Way,
Inverness IV2 7GD
Tel: 01463 217056

VETS

Culloden Veterinary Clinic
Keppoch Road, Inverness IV2 7LL
Tel: 01463 793700

POST OFFICE

Post Office Ltd
Culloden Shopping Centre, Keppoch Road,
Inverness IV2 7LL

NURSERIES

Green Tree Nursery
Sinclair Terrace, Smithton Road,
Inverness IV2 7NP
Tel: 01463 791177

Les Enfants Nurseries Ltd
4 Woodside Village, Westhill,
Inverness IV2 5FT
Tel: 01463 795797

SCHOOLS

Duncan Forbes Primary School
Keppoch Road, Inverness IV2 7NY

Smithton Primary School
59 Smithton Park, Inverness IV2 7PD

Balloch Primary School
Culloden Road, Balloch, Inverness IV2 7HQ

Culloden Academy
Keppoch Road, Inverness IV2 7JZ

SUPERMARKETS

Tesco Supermarket and Petrol Station
1A Eastfield Way, Inverness IV2 7GD

Spar
Culloden Service Station, 1 Barnchurch Road,
Culloden, Inverness IV2 7WB

Co-op
16A-18B Smithton Park, Inverness IV2 7PB

TRANSPORT

**Inverness Rail Station (3.5 miles miles
from development)**
Inverness station, Academy St, Inverness IV2 3PY

Inverness Airport (6 miles from development)
Dalcross, Inverness IV2 7JB

**Inverness Bus Station (3.5 miles
from development)**
Margaret St, Inverness IV1 1LT

SHOPPING & LEISURE

Culloden Battlefield (visitor centre and café)
Culloden Moor, Inverness IV2 5EU

Culloden House Hotel
Culloden Road, Balloch, Culloden,
Inverness IV2 7BZ

Cawdor Castle (beautiful walking grounds)

Castle Stuart Golf Links (not far from airport)
Dalcross, Inverness IV2 7JL

DW Sports Fitness Centre (in Eastfield)
Inverness Retail Park, Eastfield Way,
Inverness IV2 7GD

Eastfield Shopping Centre
Eastfield Way, Inverness IV2 7GD

VUE Cinema
Eastfield Way, Inverness IV2 7GD

Eden Court Theatre
Bishops Road, Inverness IV3 5SA

Howdens Garden Centre
Stoneyfield, Inverness IV2 7PA

**Chanonry Point (Nature walks and dolphin
watching just a 30-minute drive from Culloden)**
Fortrose IV10 8SD

PUBS & RESTAURANTS

**The Snow Goose (pub and restaurant with
beer garden)**
Stoneyfield, Inverness IV2 7PA

The Curry Hoose (restaurant)
Culloden Shopping Centre, Inverness IV2 7LL

Blacksmiths (local pub)
1 Keppoch Road, Inverness IV2 7LL

Culloden Moor Inn (restaurant)
Culloden Moor, Inverness IV2 5ED



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BARRATT AT CULLODEN WEST

DEVELOPMENT LAYOUT – PHASE TWO



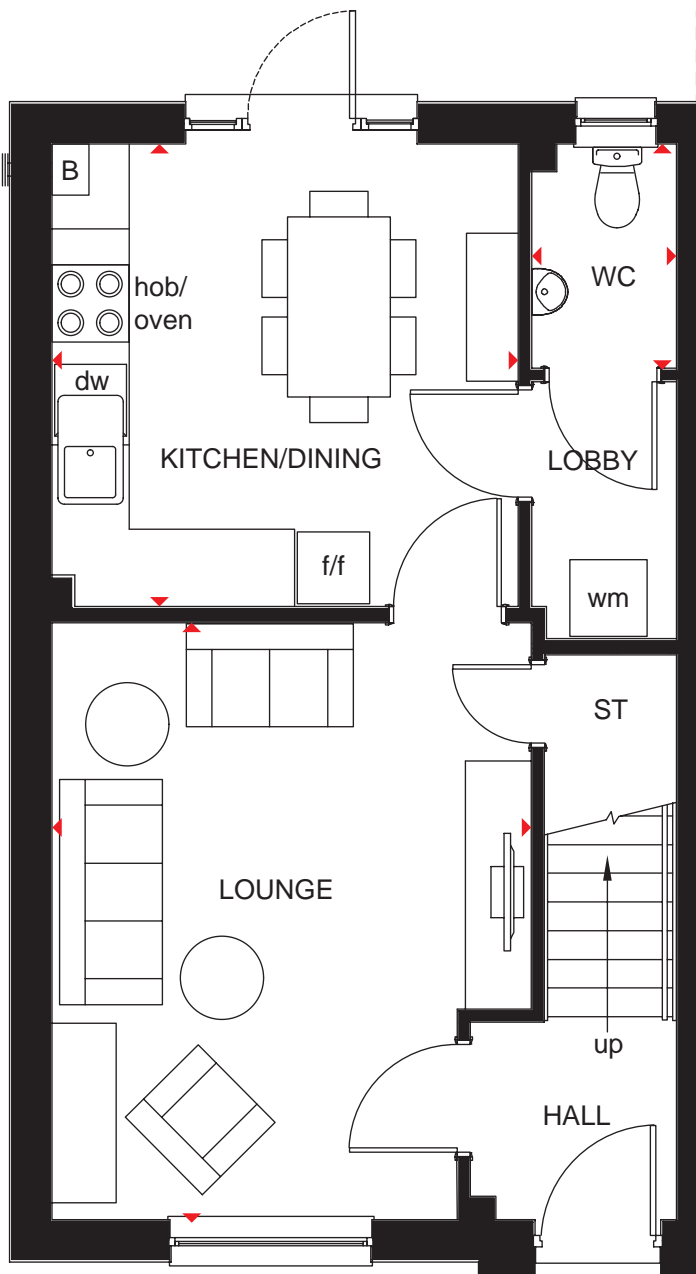
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CUPAR

3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

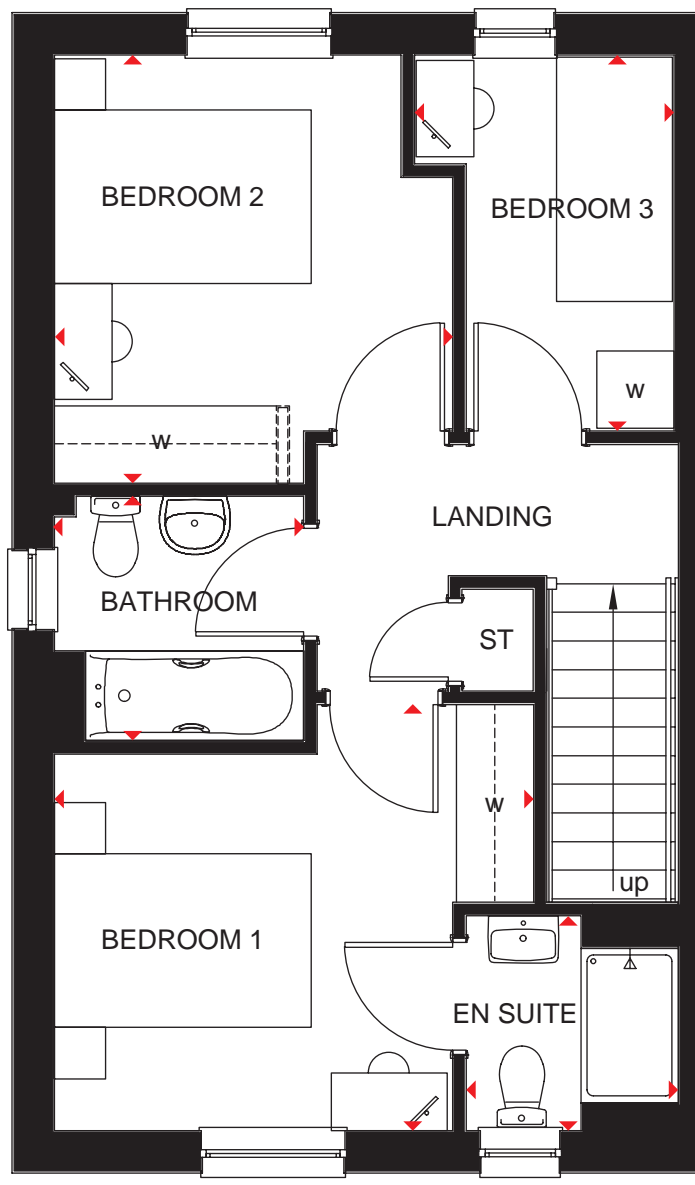
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and a family bathroom



Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

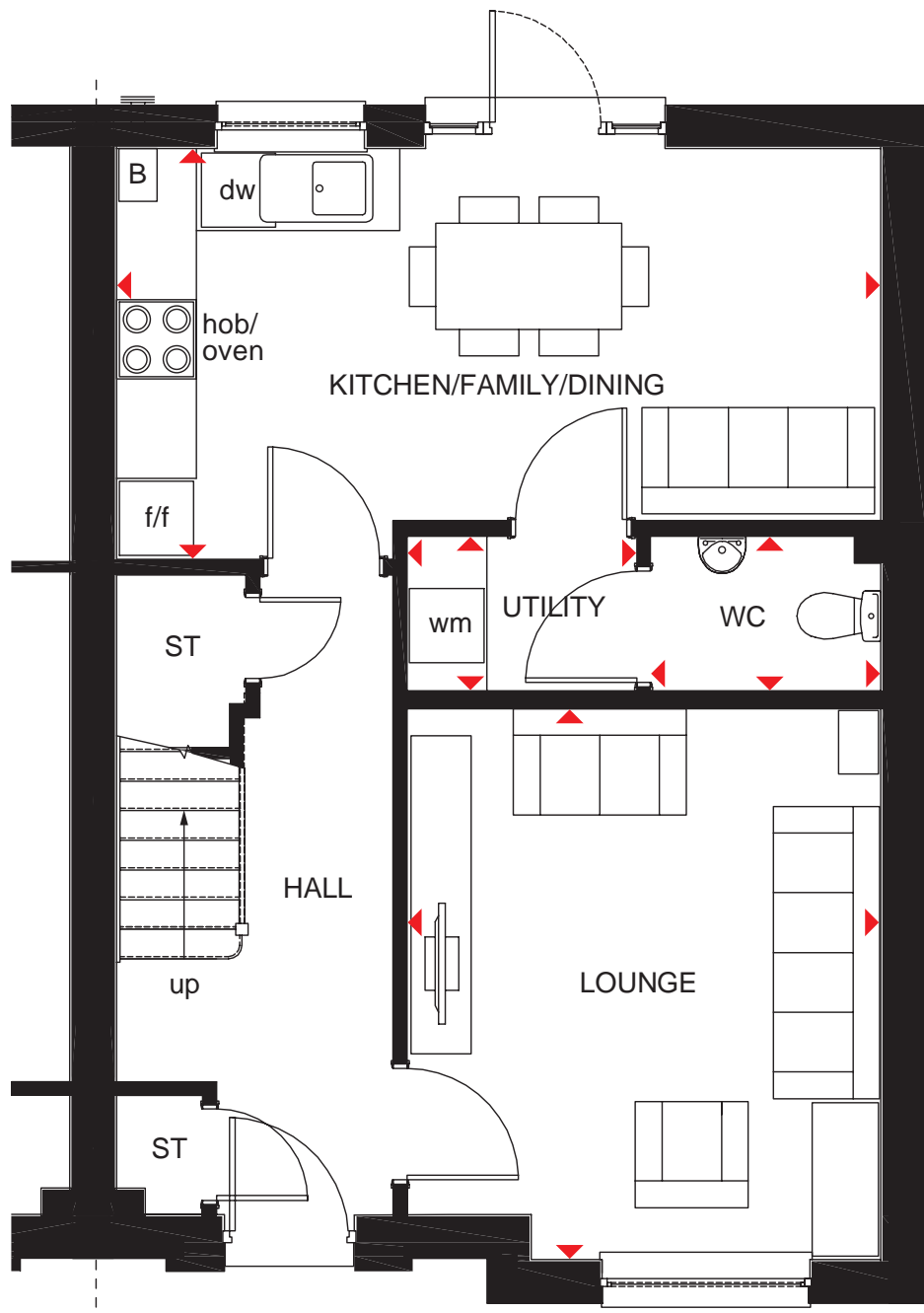
KEY	B Boiler	f/f Fridge/freezer space	◀ ▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



CRAIGEND

3 BEDROOM SEMI-DETACHED HOME

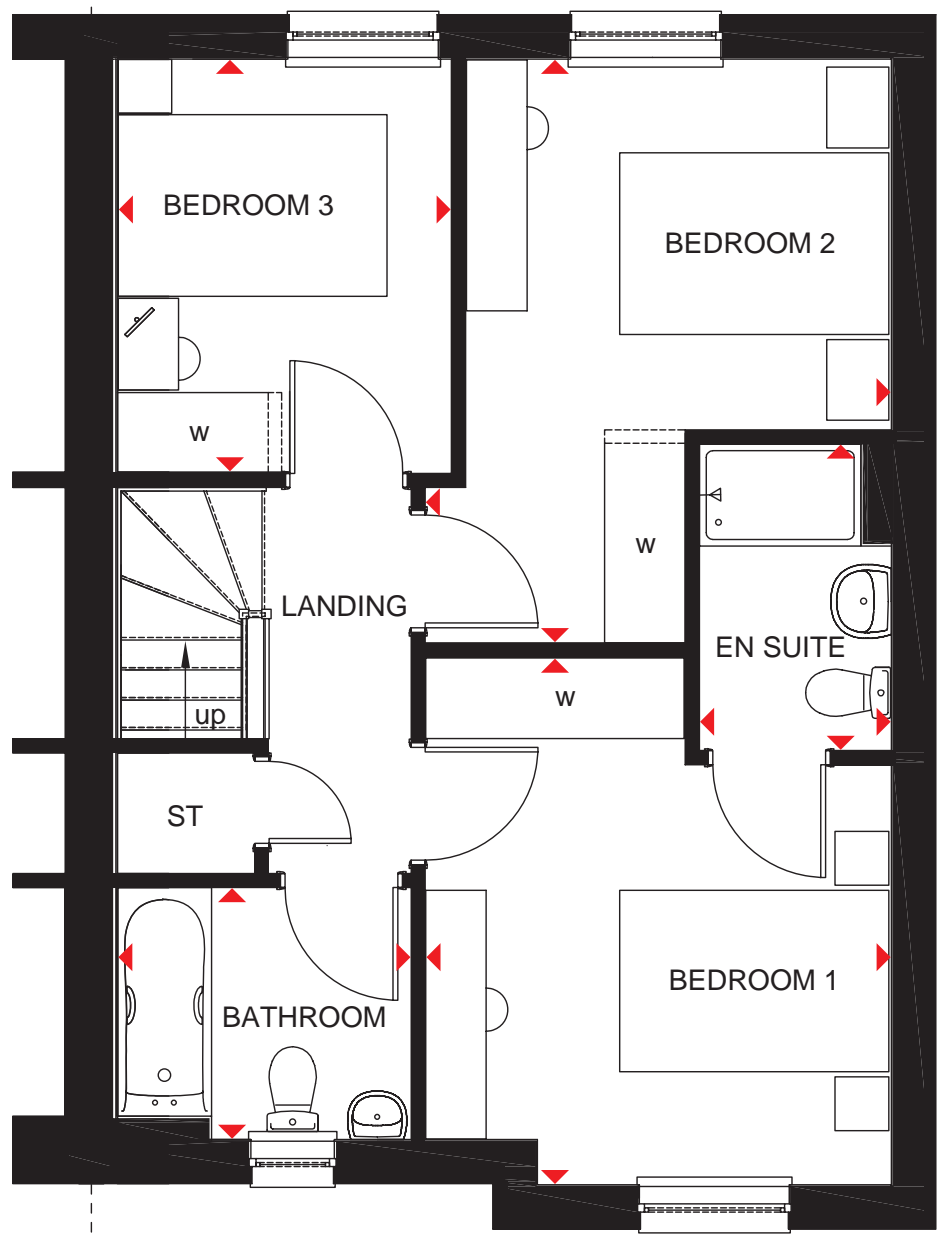
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

(Approximate dimensions)



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



ABERGELDIE

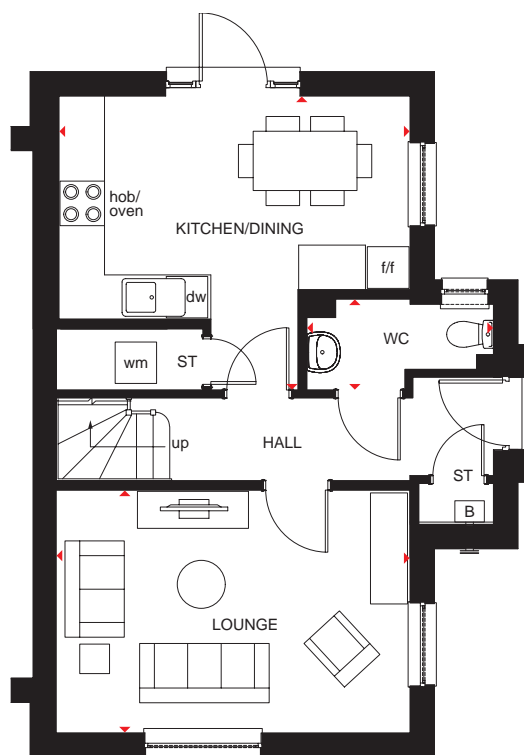
3 BEDROOM END-TERRACED HOME



- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



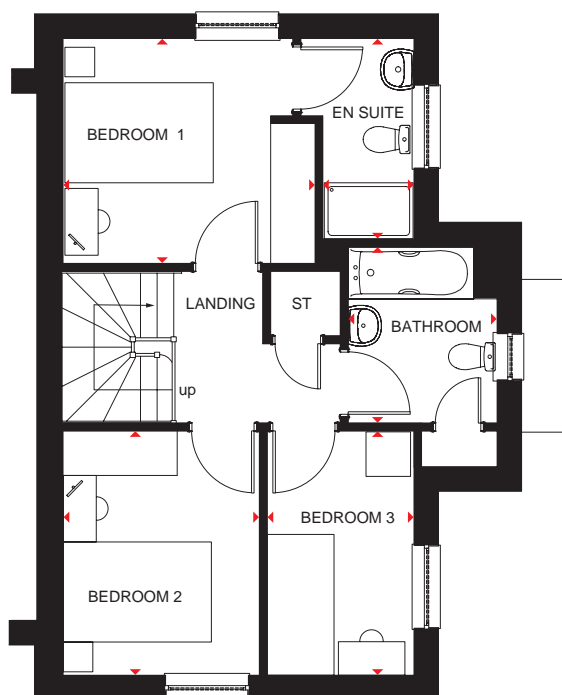
BARRATT
HOMES



Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

[Approximate dimensions]



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

[Approximate dimensions]

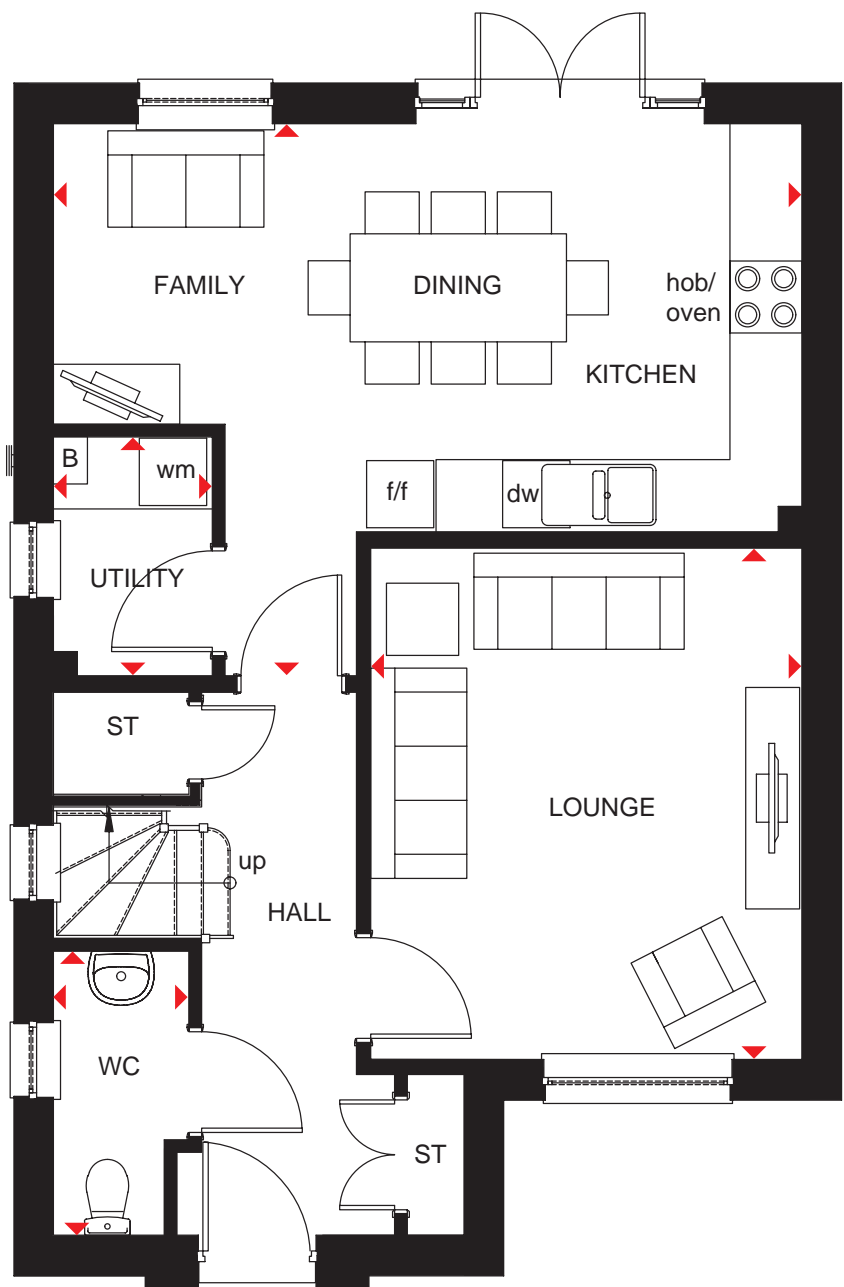
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	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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4 BEDROOM DETACHED HOME

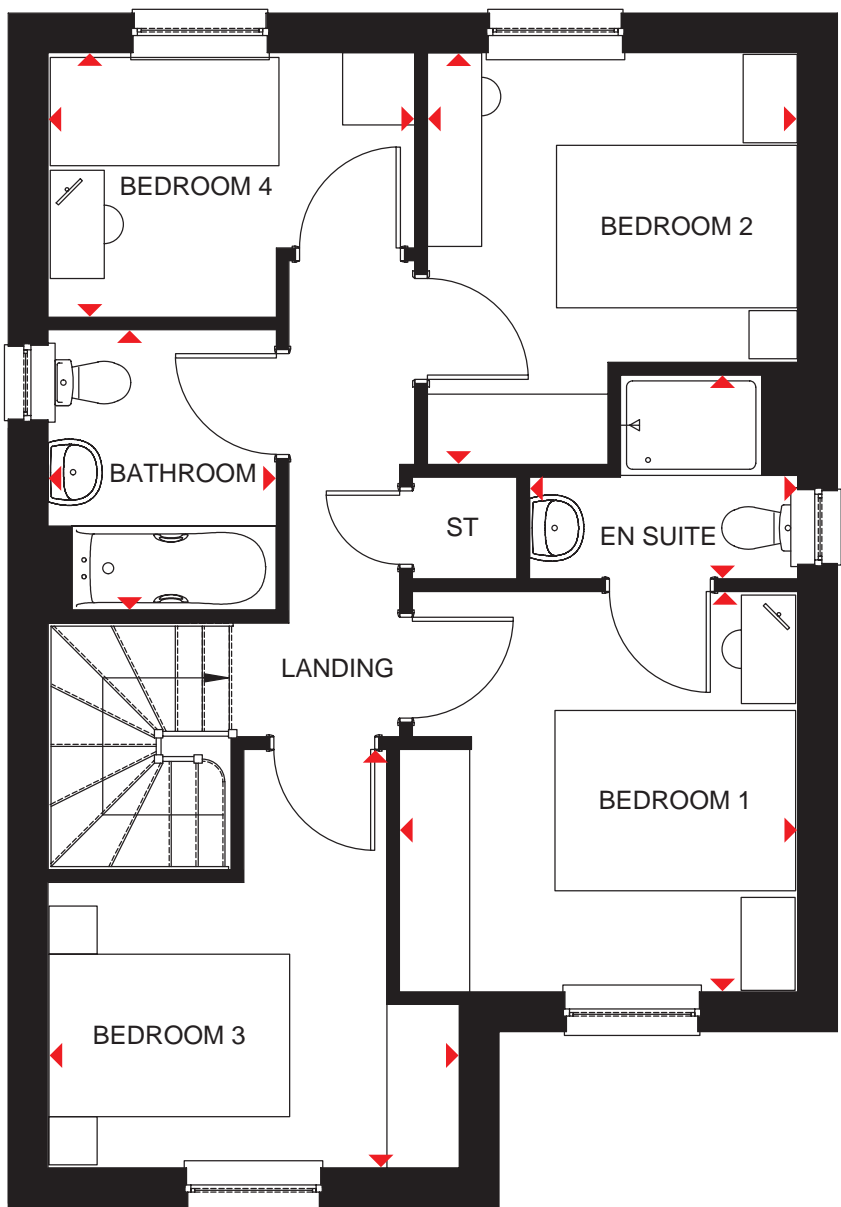
- A flexible family home, ideal for modern living
- Spacious open-plan kitchen – with separate utility – includes dining and family space, and garden access via French doors
- Good-sized lounge offers the perfect space for all the family to relax in
- Three double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom are upstairs



Ground Floor

Lounge	3589 x 4255mm	11'9" x 14'0"
Kitchen/ Family/Dining	6230 x 4593mm	20'5" x 15'1"
Utility	1323 x 1988mm	4'4" x 6'6"
WC	1127 x 2364mm	3'8" x 7'9"

(Approximate dimensions)



First Floor

Bedroom 1	3310 x 3328mm	10'10" x 10'11"
En Suite	2227 x 1695mm	7'4" x 5'7"
Bedroom 2	3077 x 3423mm	10'1" x 11'3"
Bedroom 3	3417 x 3477mm	11'3" x 11'5"
Bedroom 4	3047 x 2198mm	10'0" x 7'3"
Bathroom	1897 x 2332mm	6'3" x 7'8"

(Approximate dimensions)

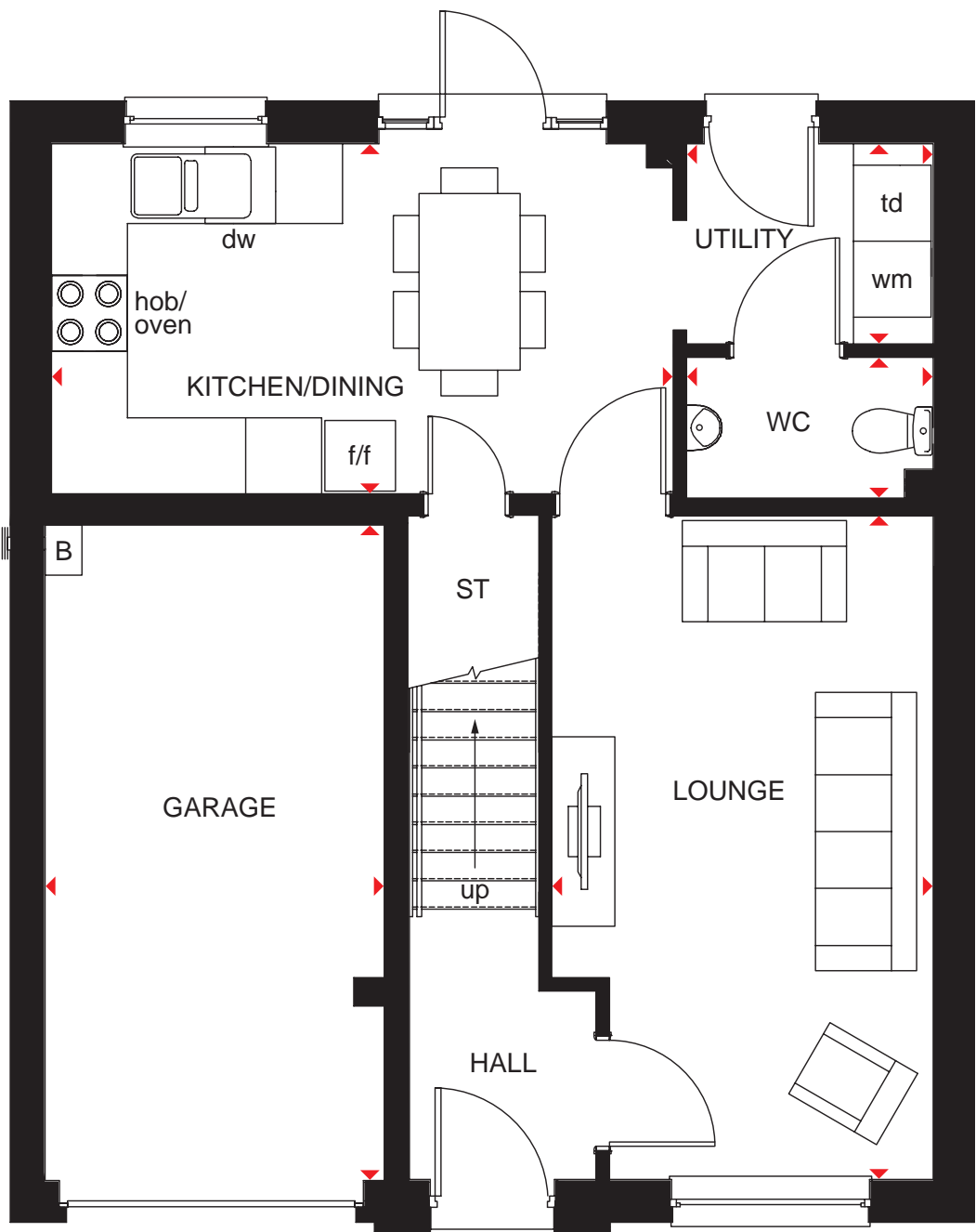
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



GLAMIS

4 BEDROOM DETACHED HOME

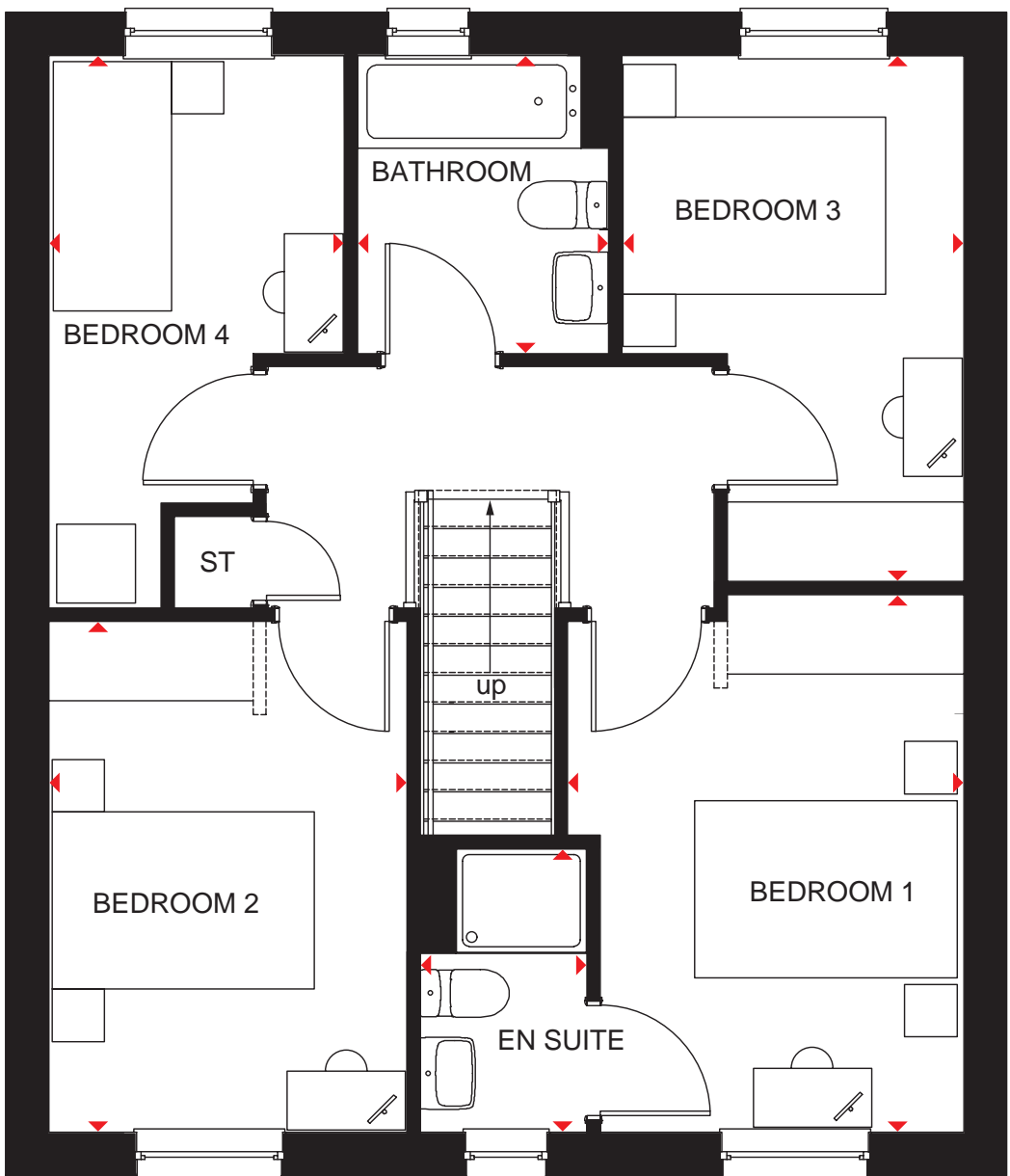
- This detached home features four bedrooms and generous living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open-plan kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

[Approximate dimensions]



First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

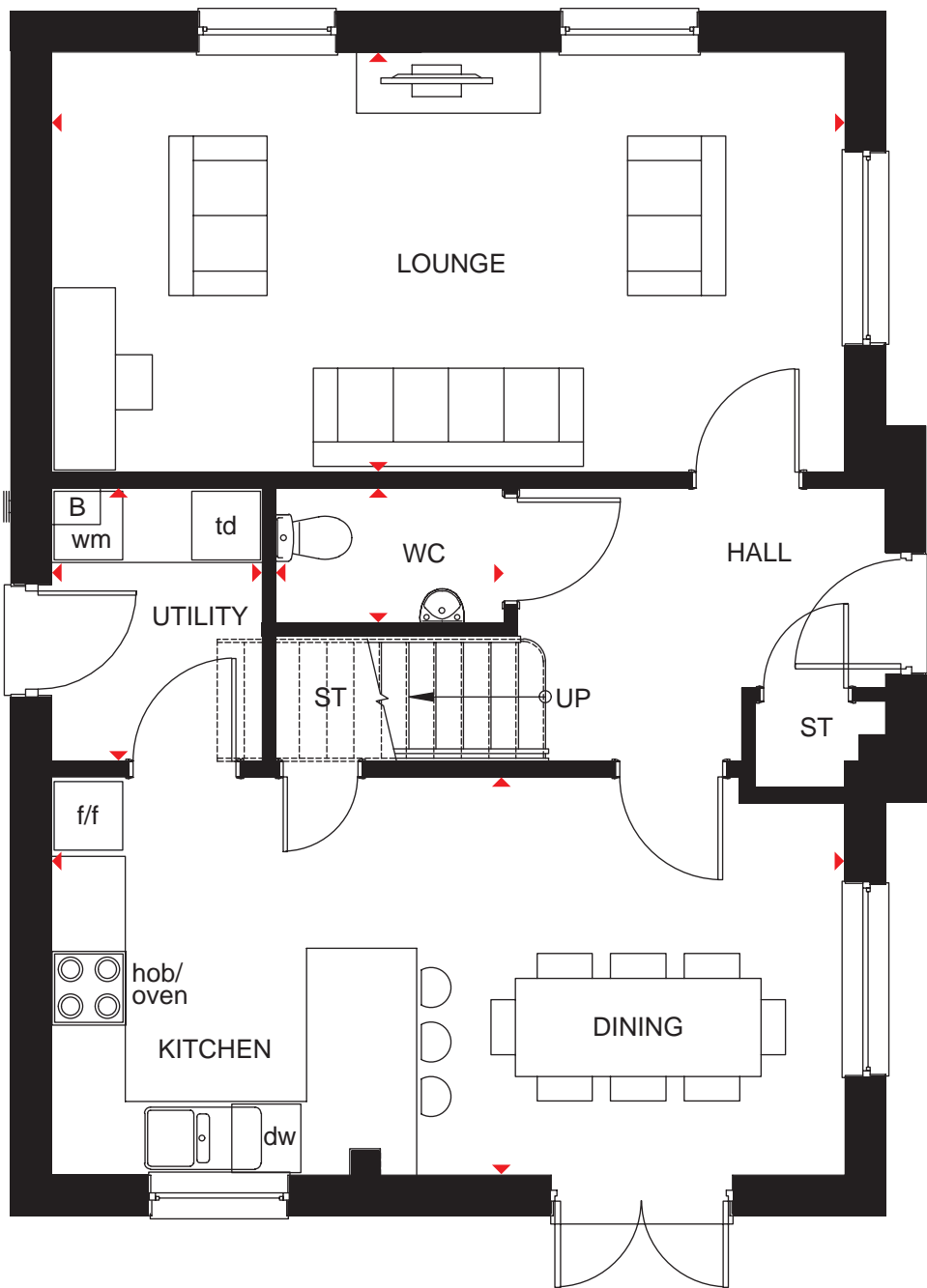
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	



CRAIGSTON

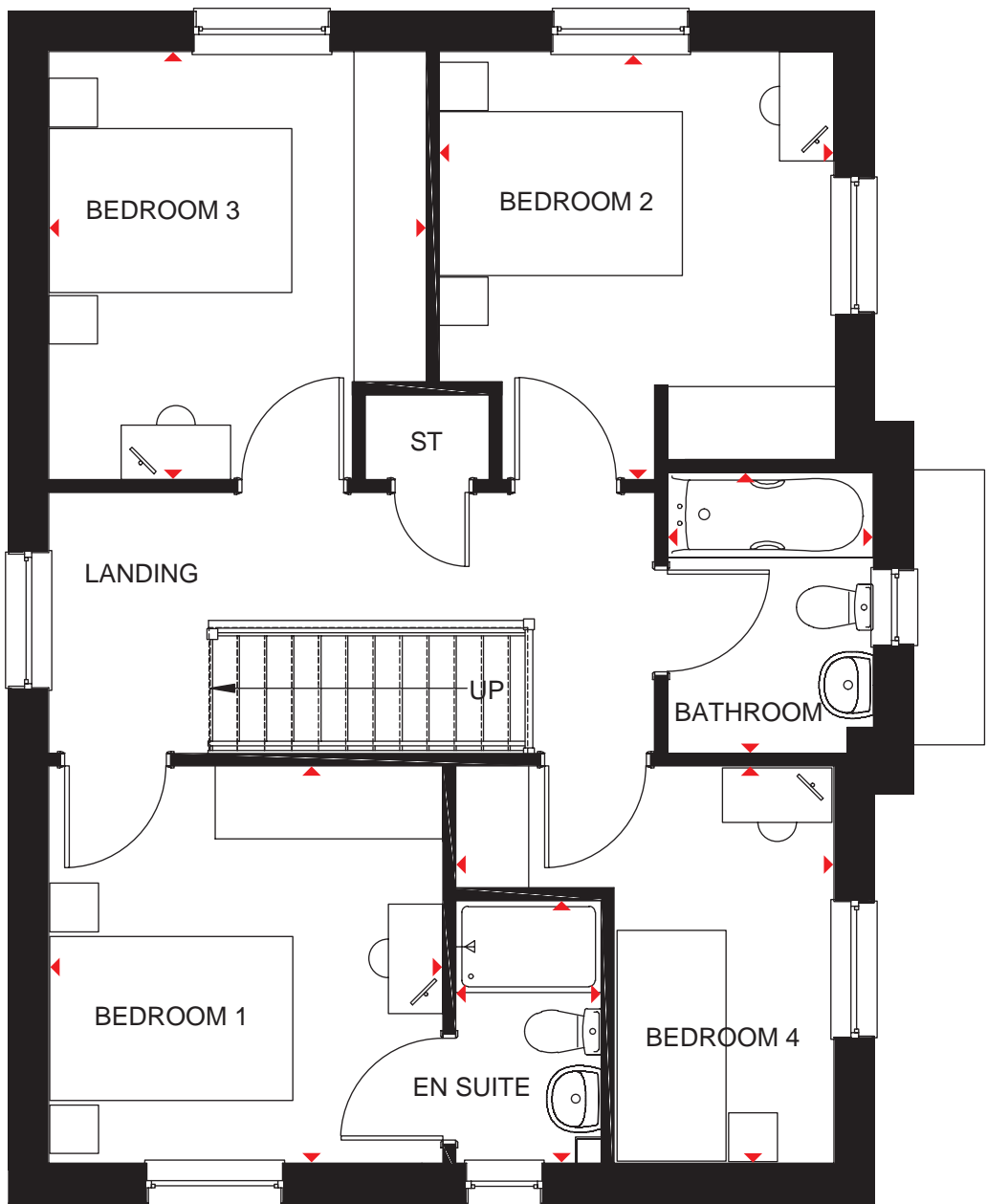
4 BEDROOM DETACHED HOME

- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



Ground Floor		
Lounge	6464 x 3429mm	21'2" x 11'3"
Kitchen/Dining	6464 x 3238mm	21'2" x 10'7"
Utility	1715 x 2244mm	5'8" x 7'4"
WC	1867 x 1104mm	6'2" x 3'7"

[Approximate dimensions]



First Floor		
Bedroom 1	3244 x 3270mm	10'8" x 10'9"
En Suite	1200 x 2164mm	3'11" x 7'1"
Bedroom 2	3249 x 3527mm	10'8" x 11'7"
Bedroom 3	3110 x 3527mm	10'2" x 11'7"
Bedroom 4	3115 x 3270mm	10'3" x 10'9"
Bathroom	1700 x 2315mm	5'7" x 7'7"

[Approximate dimensions]

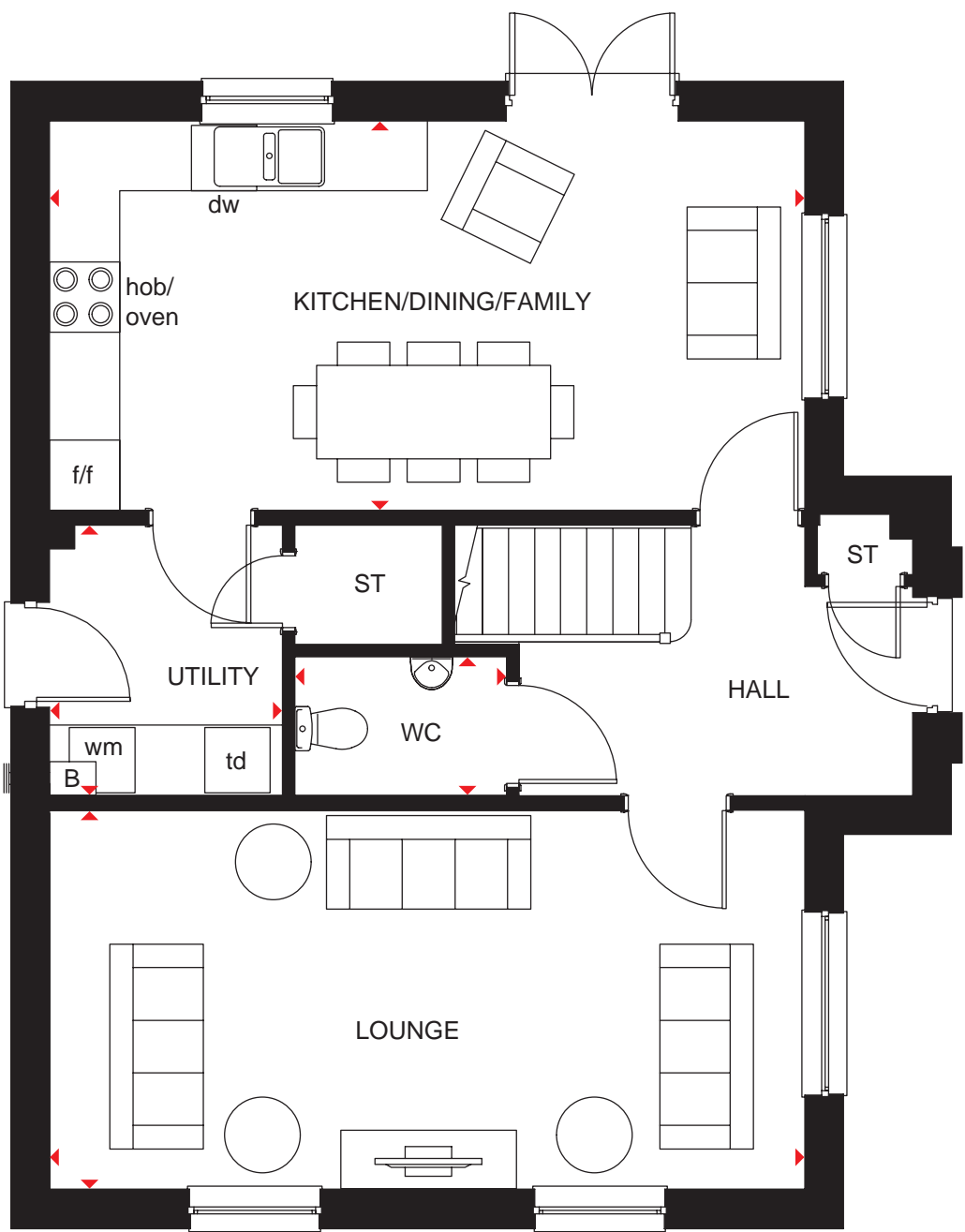
KEY		B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
		ST	Store	dw	Dishwasher space		
		wm	Washing machine space	td	Tumble dryer space		



CAMPBELL

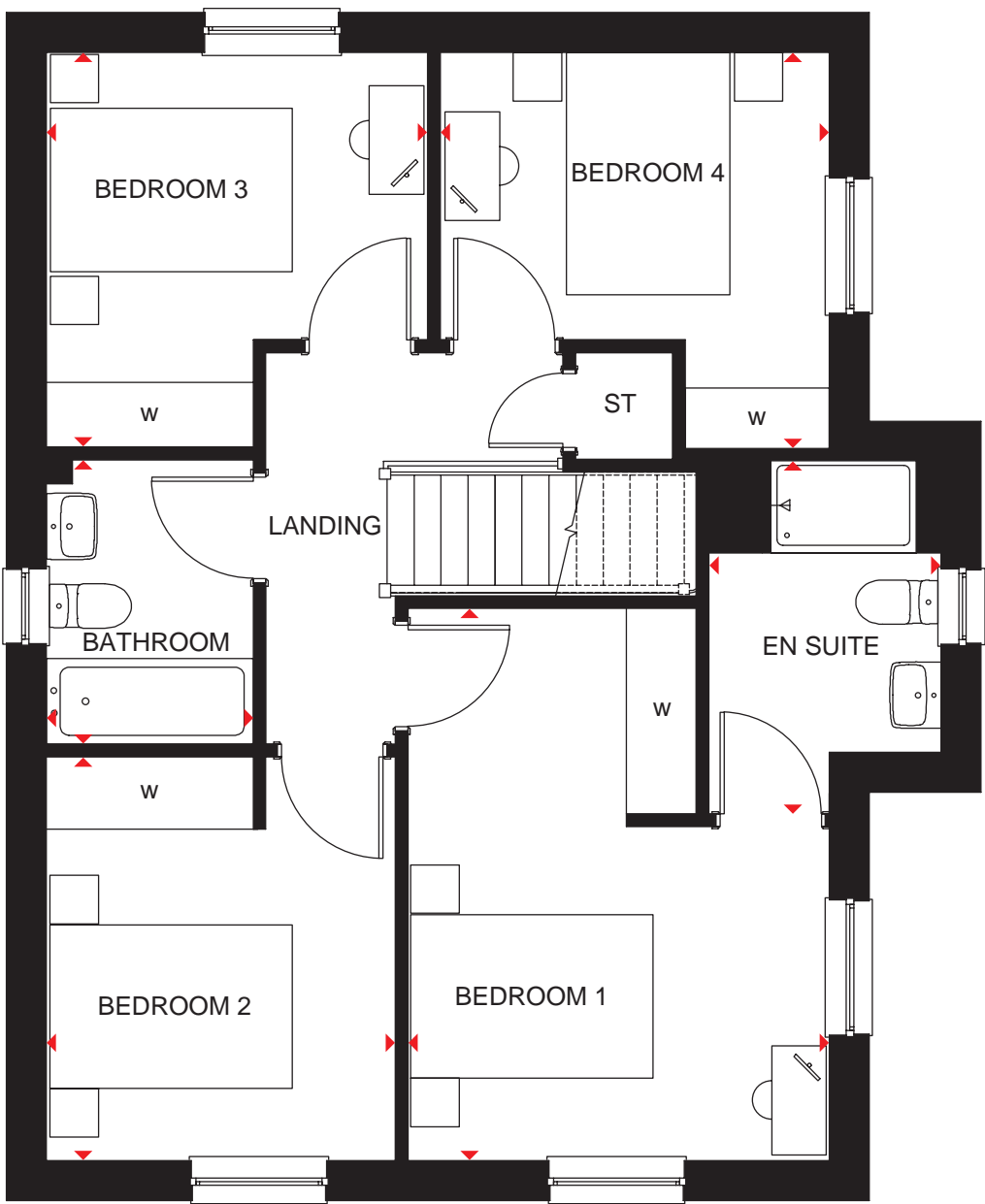
4 BEDROOM DETACHED HOME

- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Floor		
Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

(Approximate dimensions)



First Floor		
Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

(Approximate dimensions)

KEY		B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
		ST	Store	dw	Dishwasher space	◀▶	Dimension location
		wm	Washing machine space	td	Tumble dryer space		



FENTON

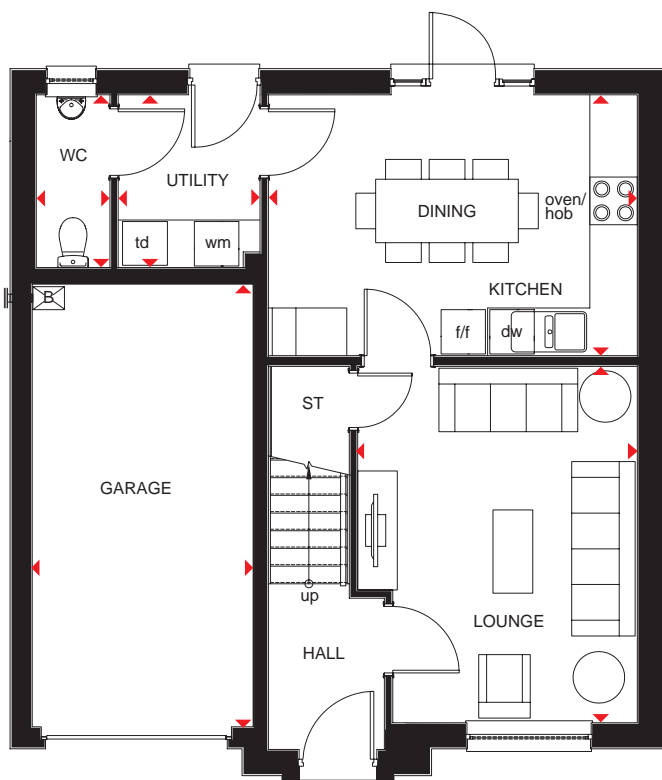
4 BEDROOM DETACHED HOME



- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



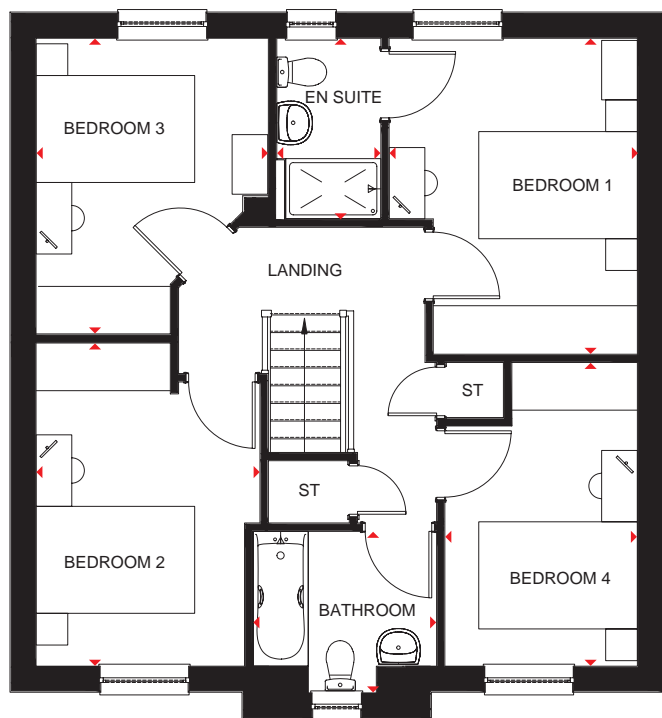
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— HOMES —



Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

[Approximate dimensions]



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◄ ►	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

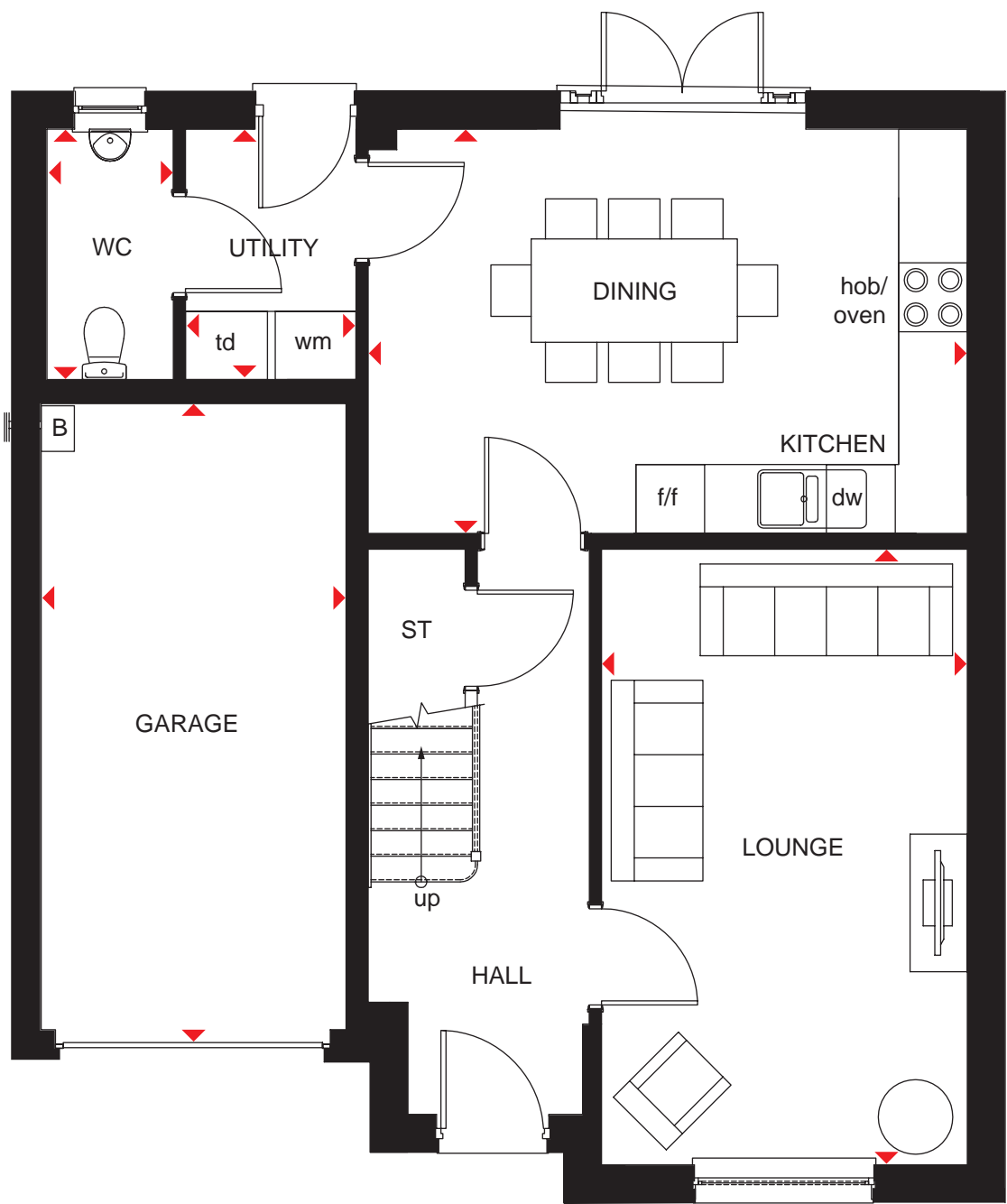
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4 BEDROOM DETACHED HOME

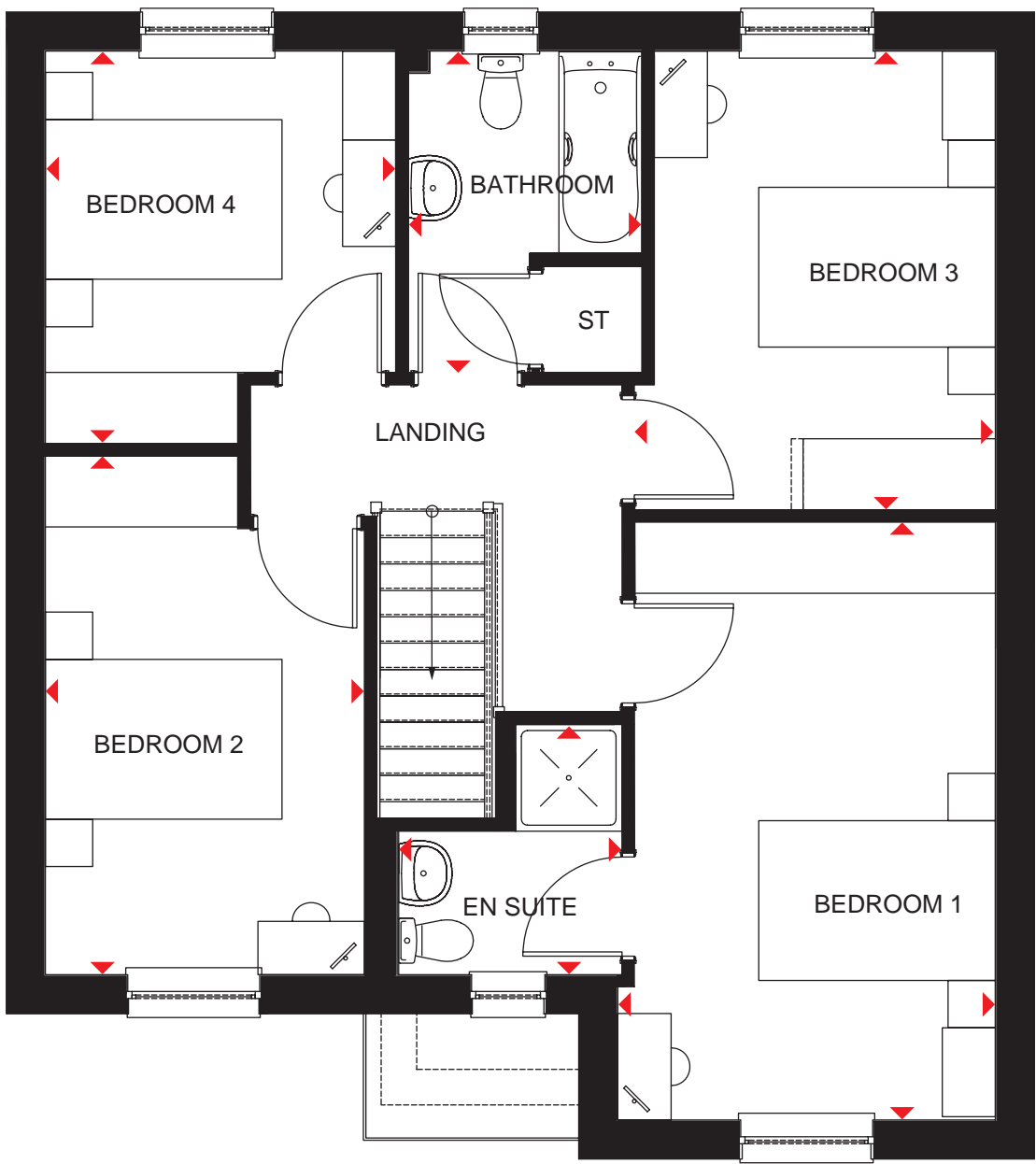
- Spacious kitchen with dining area, separate utility, WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining	5226 x 3535mm	17'2" x 11'7"
Utility	1477 x 2146mm	4'10" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2652 X 5391mm	8'8" x 17'8"

(Approximate dimensions)



First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En Suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

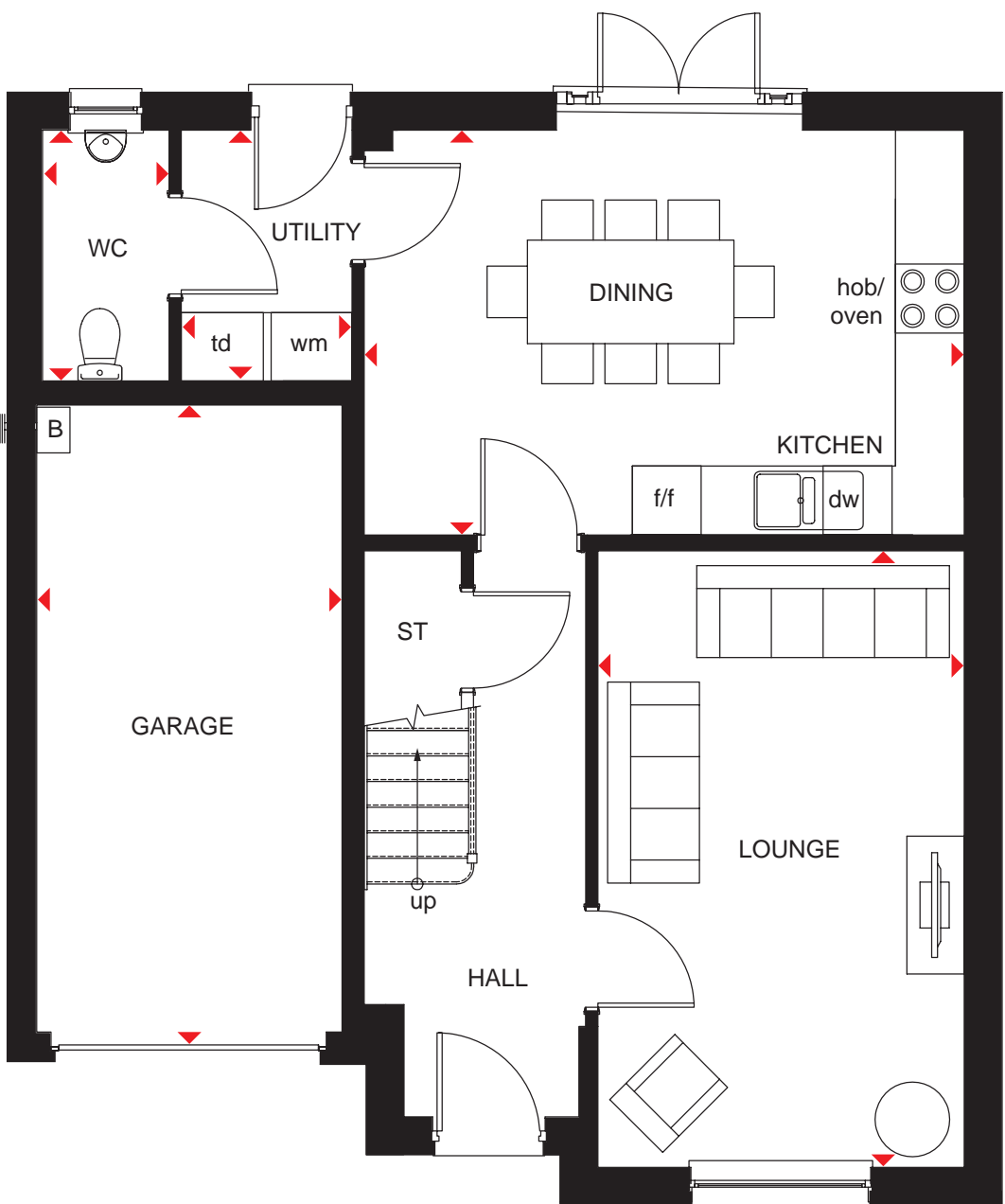
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	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



DUNBAR

4 BEDROOM DETACHED HOME

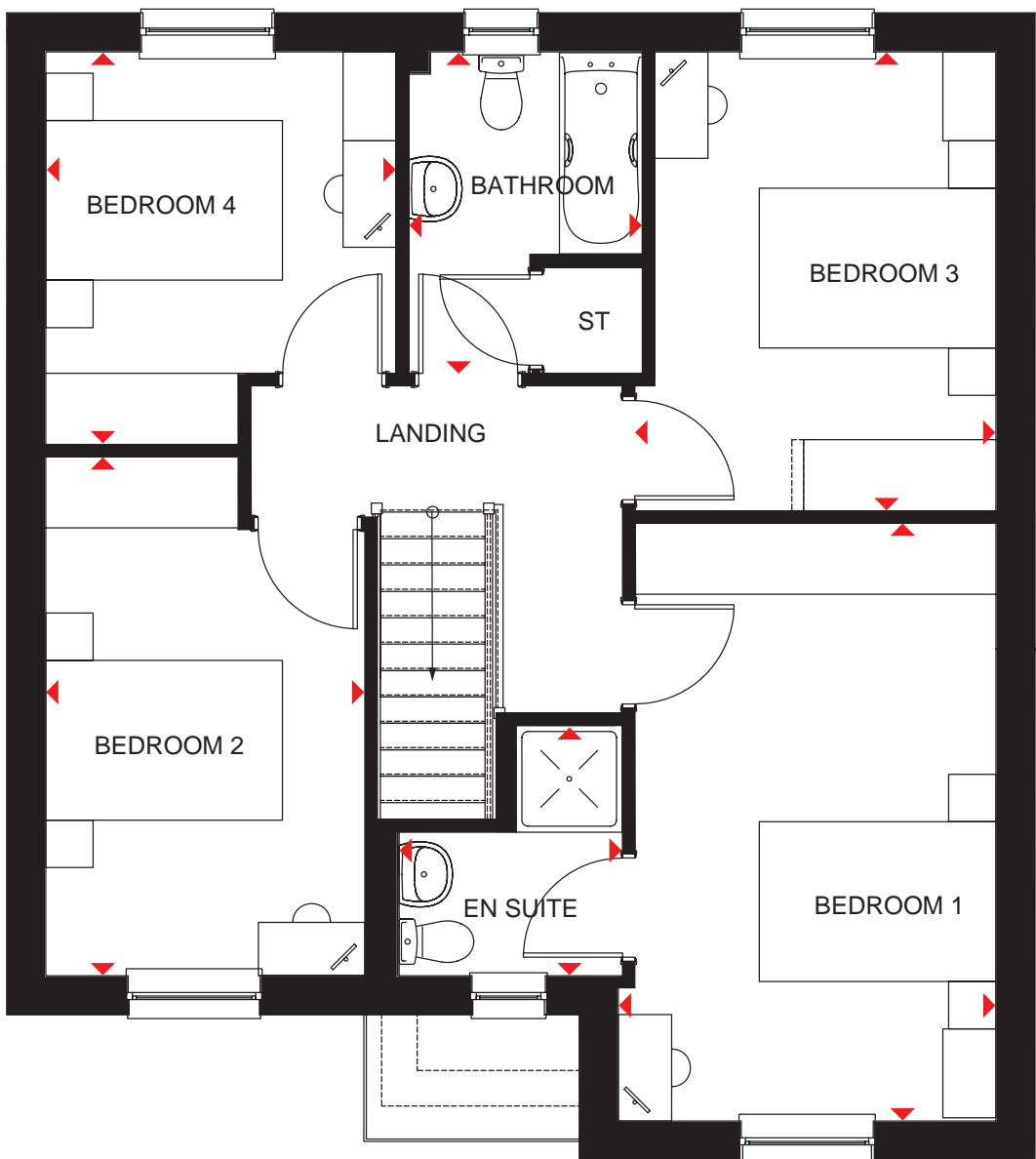
- Spacious kitchen with dining area, separate utility, WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
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Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining	5226 x 3535mm	17'2" x 11'7"
Utility	1477 x 2146mm	4'10" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2652 X 5391mm	8'8" x 17'8"

(Approximate dimensions)



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Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En Suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

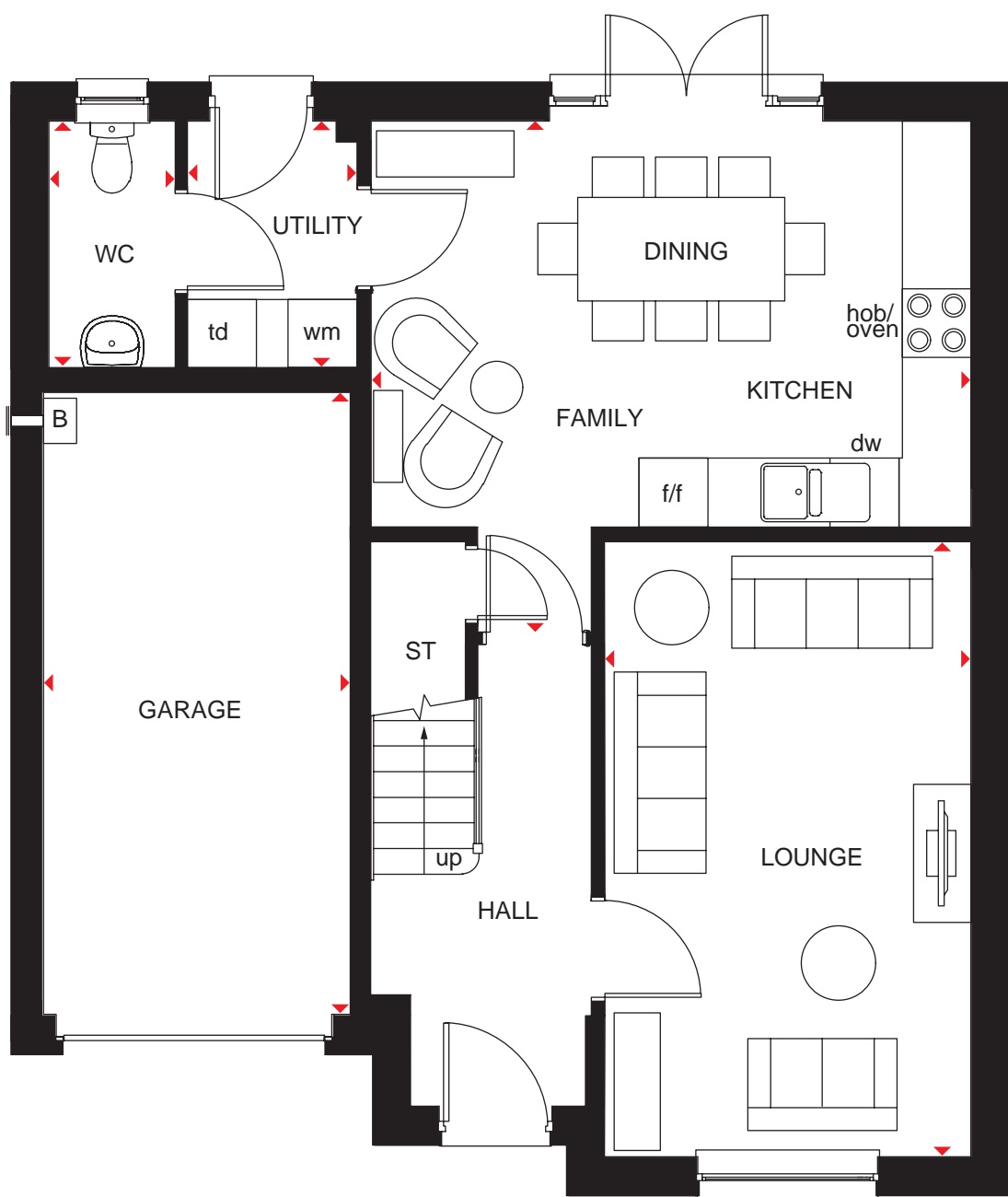
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



DEAN

4 BEDROOM DETACHED HOME

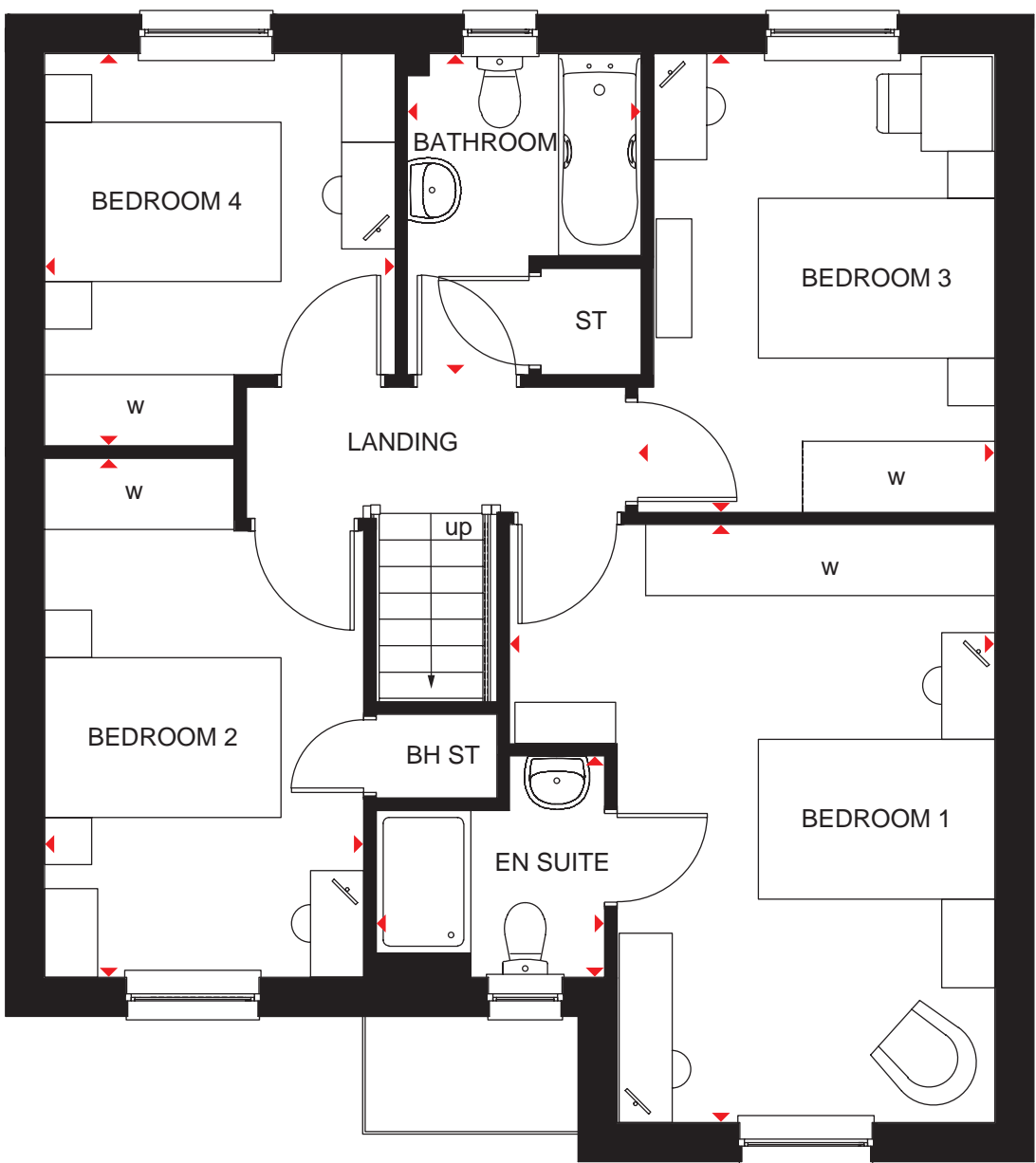
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 4450mm	17'2" x 14'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

(Approximate dimensions)



First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

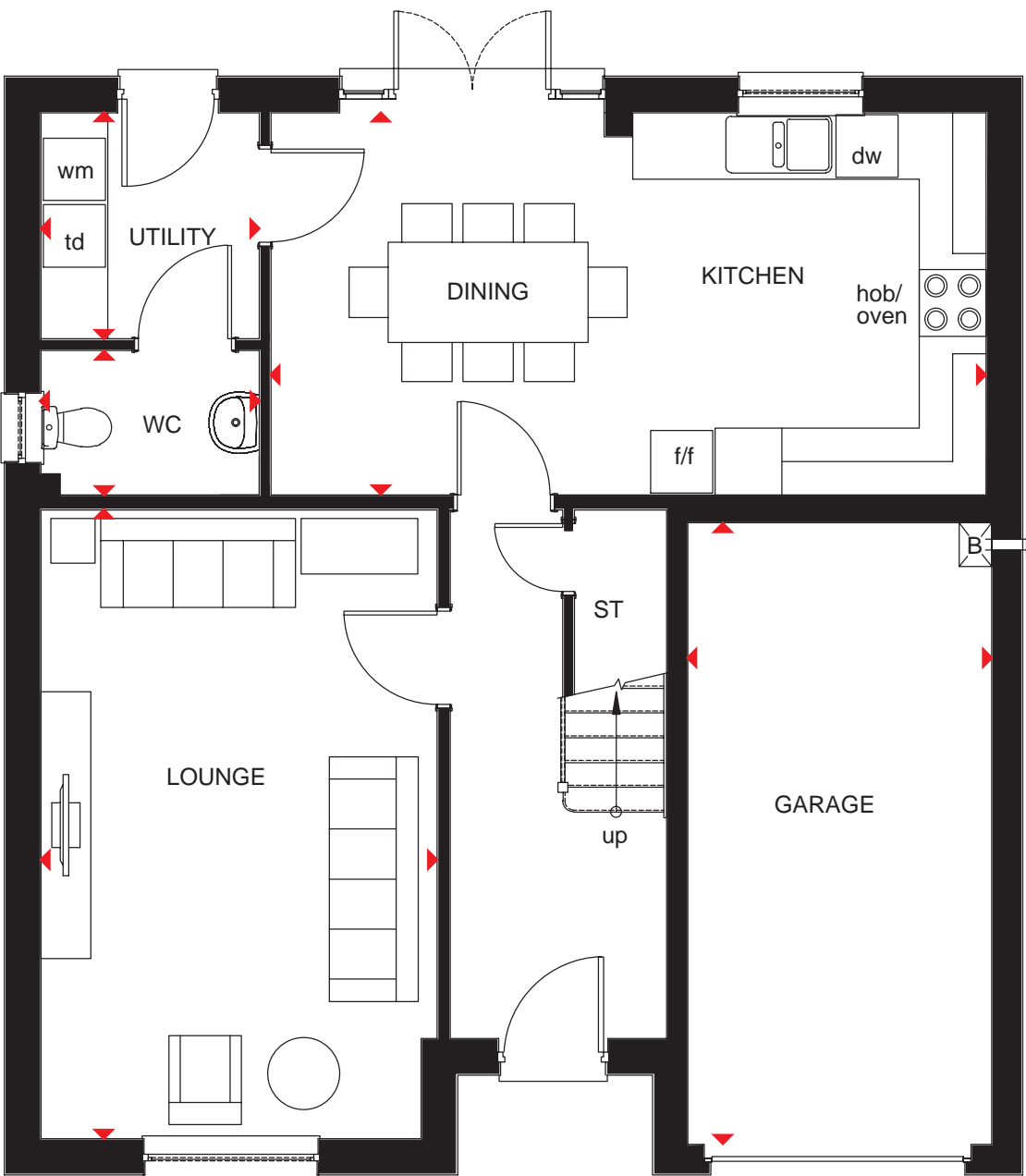
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀ ▶ Dimension location



CULLEN

4 BEDROOM DETACHED HOME

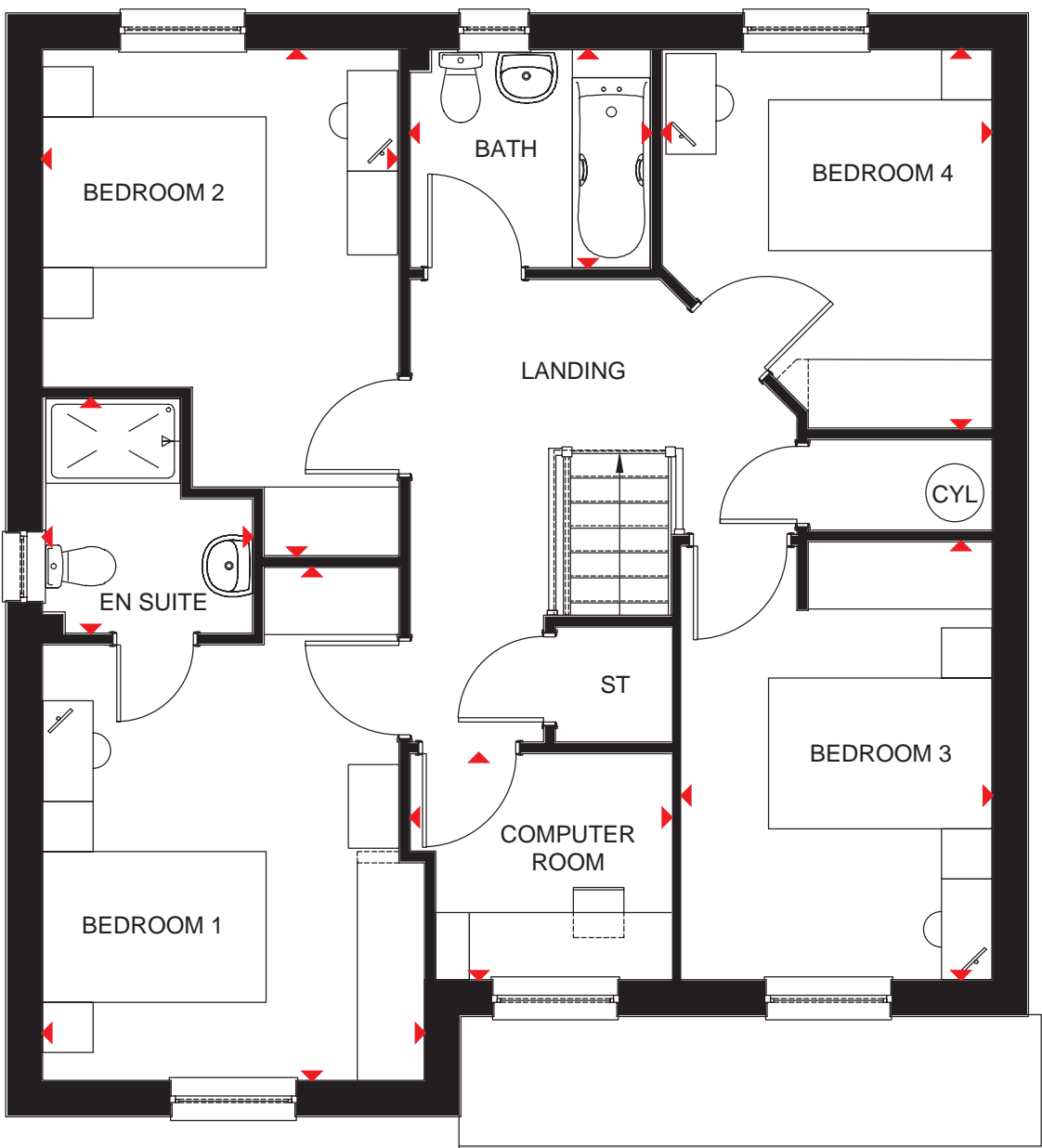
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax, while an integral garage provides added security
- Upstairs are four double bedrooms – the main with en suite – a family bathroom, and a computer room/study



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining	6432 x 3430mm	21'1" x 11'3"
Utility	1963 x 2025mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2737 x 5592mm	9'0" x 18'4"

(Approximate dimensions)



First Floor

Bedroom 1	3417 x 4589mm	11'3" x 15'1"
En Suite	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3178 x 4532mm	10'5" x 14'10"
Bedroom 3	2786 x 3919mm	9'11" x 12'10"
Bedroom 4	2952 x 3388mm	9'8" x 11'1"
Computer Room	2321 x 2023mm	7'7" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

(Approximate dimensions)

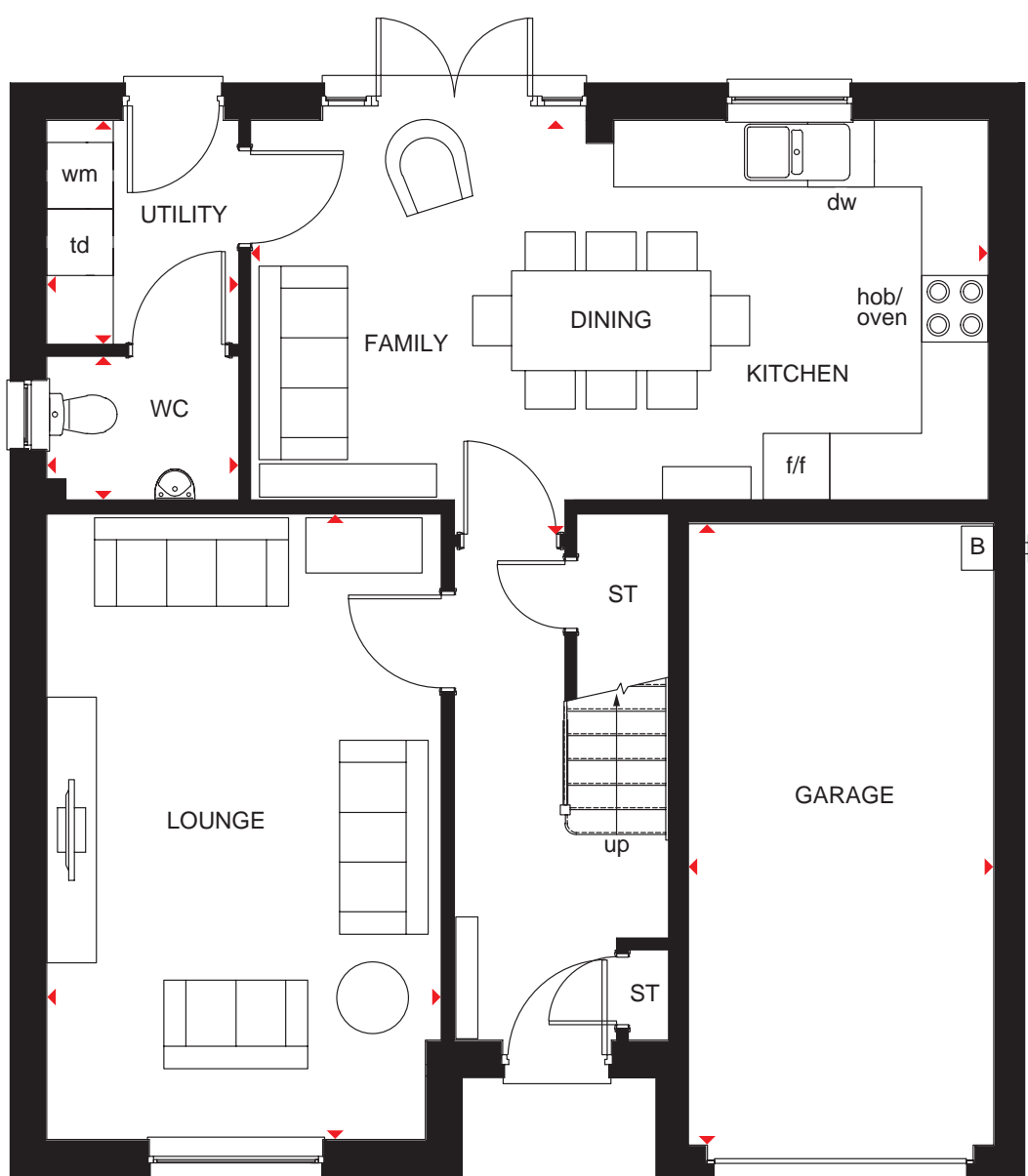
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	dw Dishwasher space	



CROMBIE

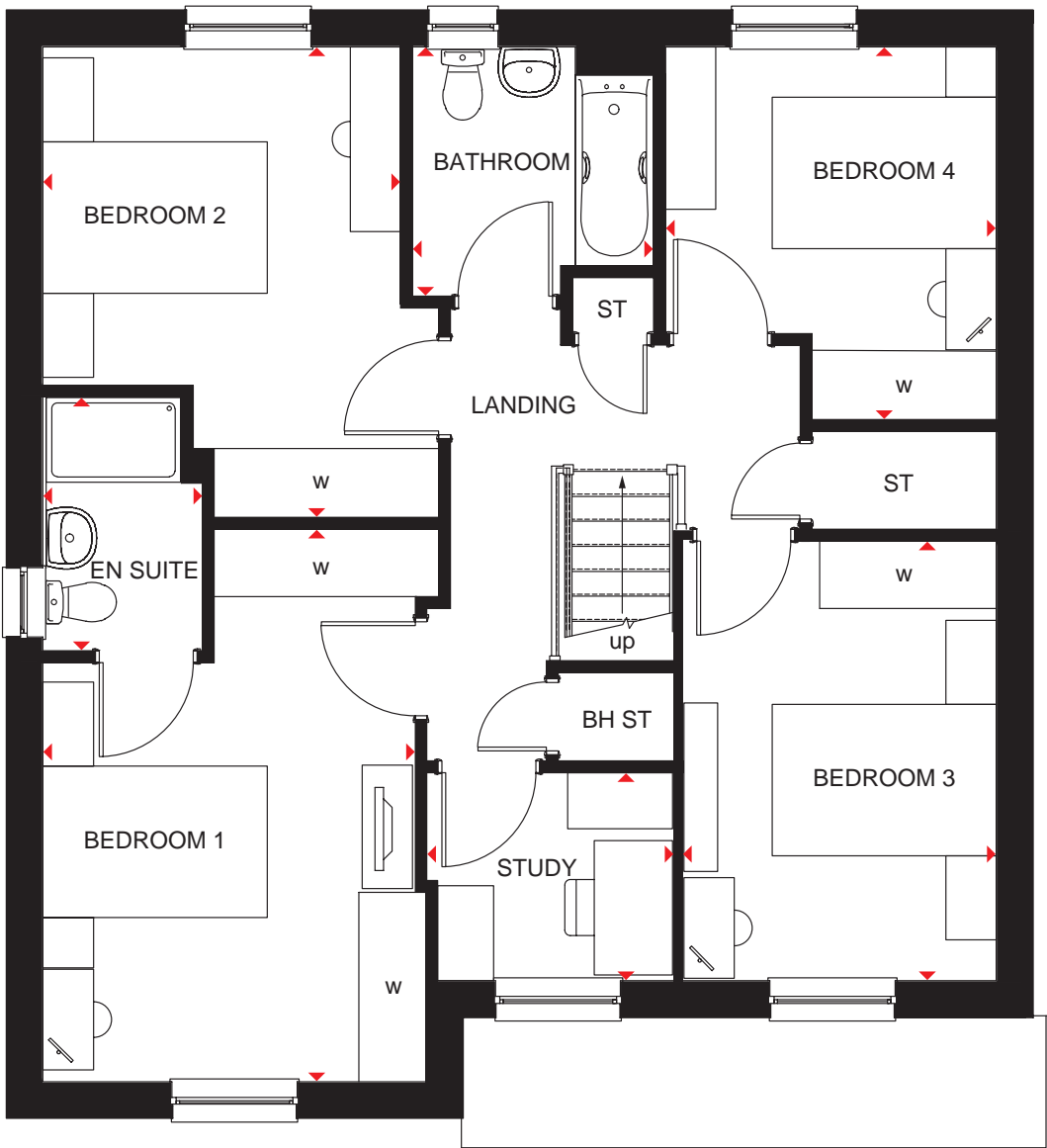
4 BEDROOM DETACHED HOME

- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, a family bathroom and study



Ground Floor		
Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6658 x 3745mm	21'10" x 12'3"
Utility	1737 x 2025mm	5'8" x 6'8"
WC	1737 x 1300mm	5'8" x 4'3"
Garage	2758 x 5612mm	9'1" x 18'5"

[Approximate dimensions]



First Floor		
Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	2786 x 3919mm	9'2" x 12'10"
Bedroom 4	2952 x 3323mm	9'8" x 10'11"
Study	2192 x 1853mm	7'2" x 6'1"
Bathroom	2150 x 2224mm	7'1" x 7'4"

[Approximate dimensions]

KEY		B	Boiler	wm	Washing machine space	td	Tumble dryer space
		ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
		BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location

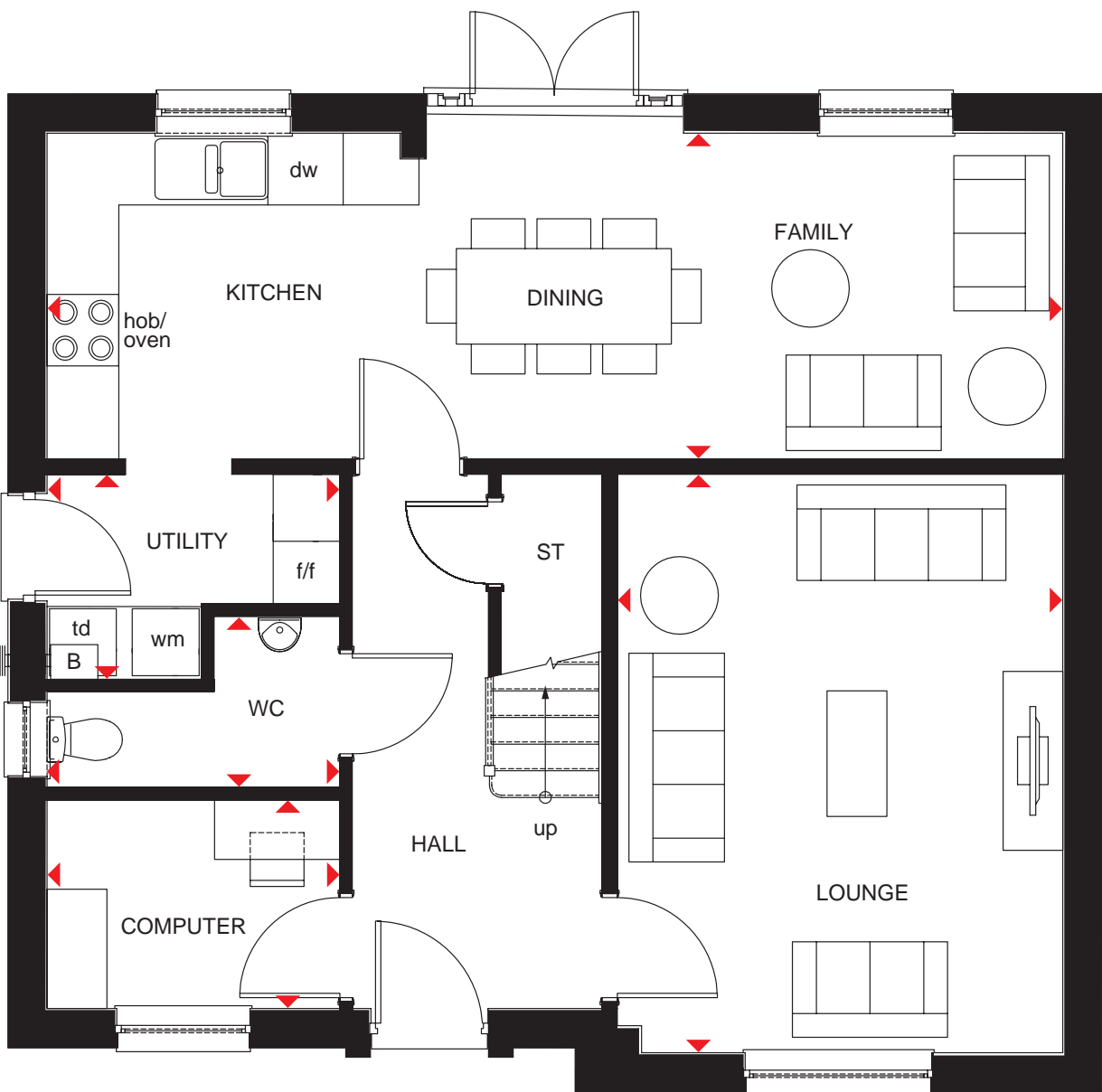


All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details. BCIE 02HD/02GD DS00 /SP440465

BALMORAL

4 BEDROOM DETACHED HOME

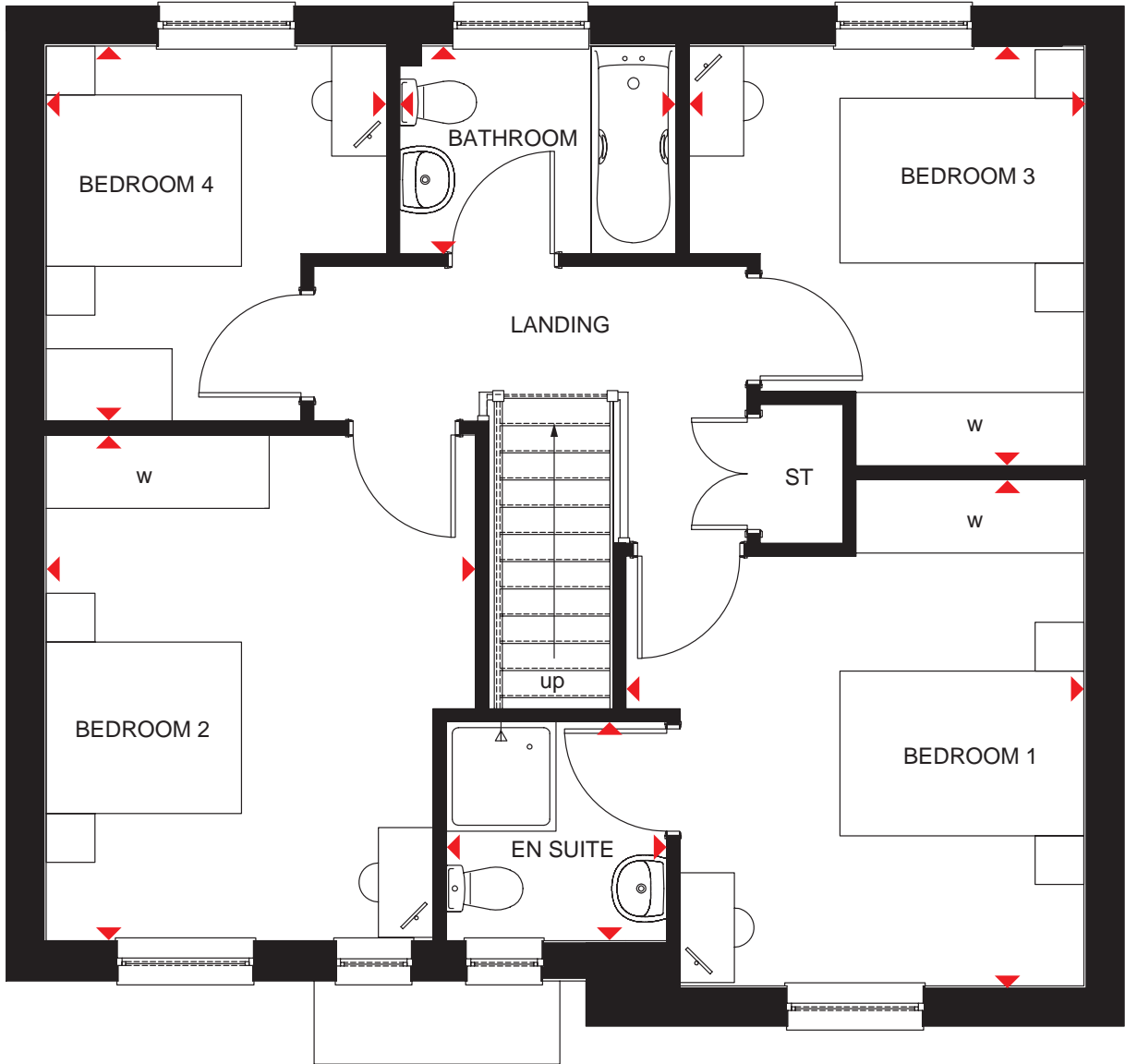
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility area, WC and computer room
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2726mm	27'11" x 8'11"
WC	2449 x 1430mm	8'0" x 4'8"
Utility	2449 x 1717mm	8'0" x 5'8"
Computer	2449 x 1746mm	8'0" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3763 x 4146mm	12'4" x 13'7"
En Suite	1808 x 1767mm	5'11" x 5'10"
Bedroom 2	3509 x 4151mm	11'6" x 13'7"
Bedroom 3	3115 x 3436mm	10'3" x 11'3"
Bedroom 4	2978 x 3071mm	9'9" x 10'1"
Bathroom	2200 x 1698mm	7'3" x 5'7"

[Approximate dimensions]

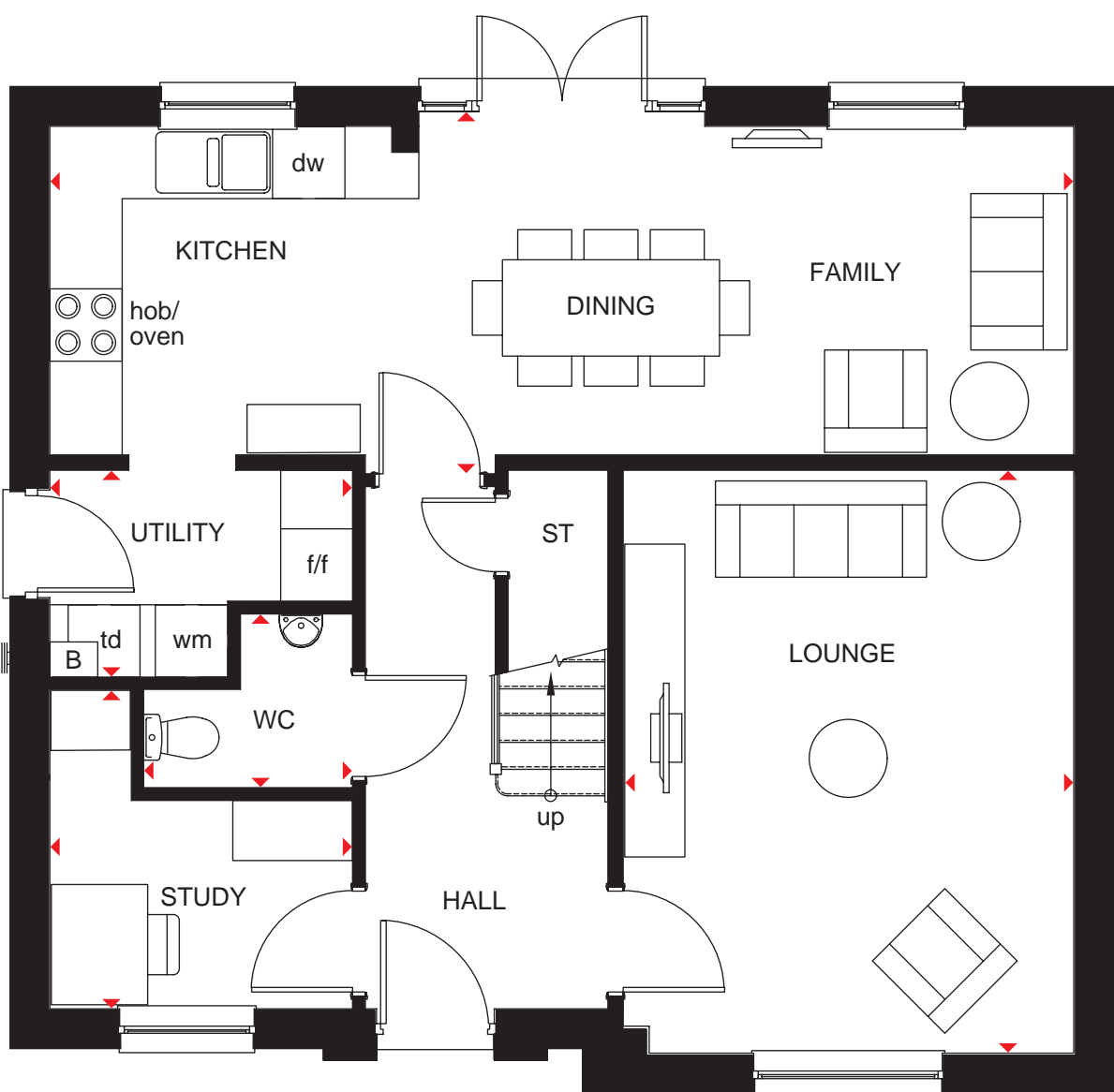
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



BALLOCH

4 BEDROOM DETACHED HOME

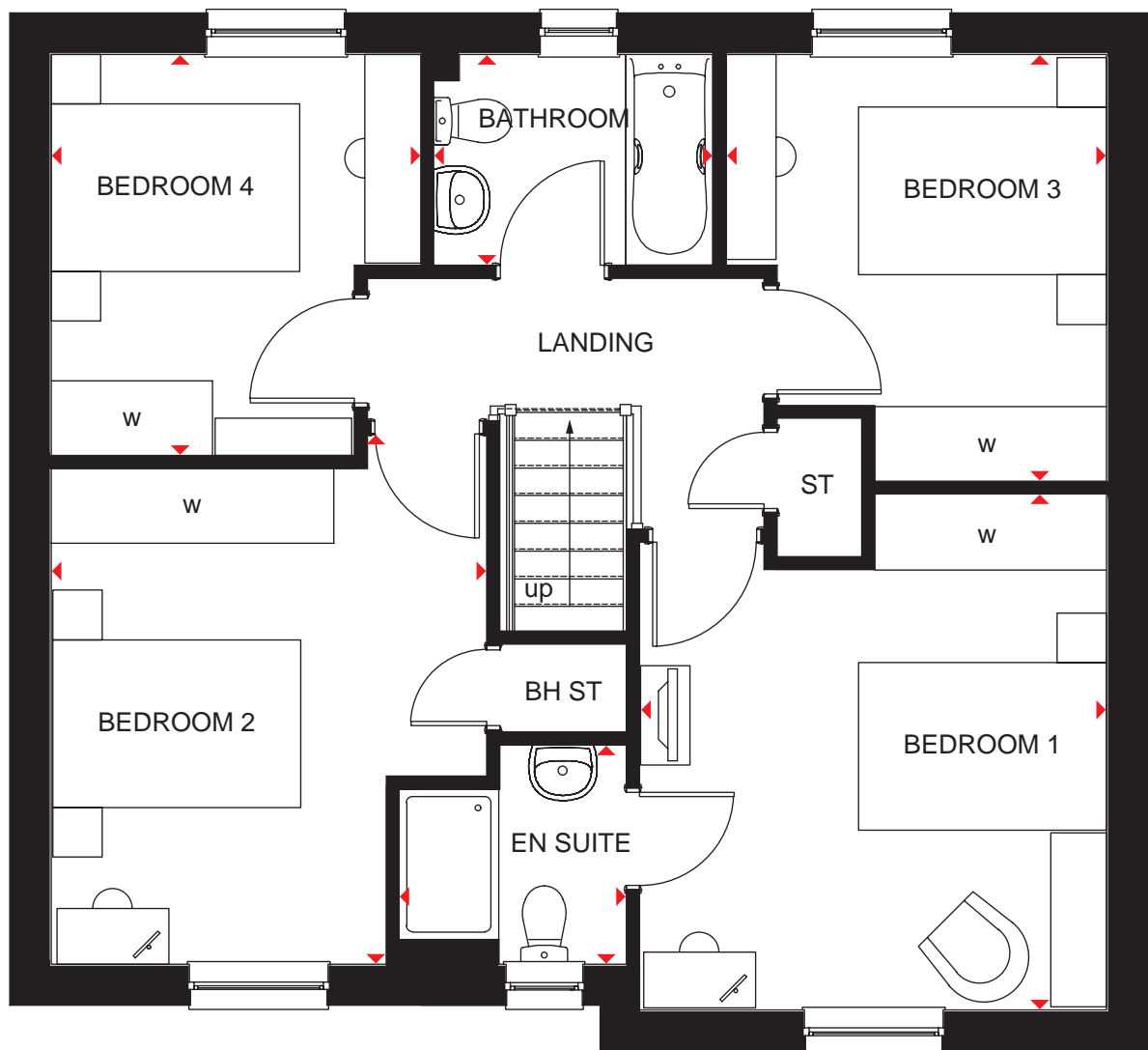
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

[Approximate dimensions]



First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



