







# WELCOME TO NESS CASTLE

## LIVING THE MODERN LIFE, IN A MODERN CITY

Perfectly positioned on the outskirts of Inverness, Ness Castle is a fantastic development of stylish homes boasting great travel links and beautiful countryside right on the doorstep. Close to the stunning Loch Ness, this development offers a range of 2 bedroom apartments and 3, 4 and 5 bedroom homes to suit every taste.

You'll find a great lifestyle where fast road, rail and air links make commuting easy, where the countryside offers a chance to explore and where your quality property is a pleasure to come home to. And, with the medical industry a major employer in the area, Ness Castle makes the ideal location for both your family and your professional life.





## LOCAL AMENITIES

A popular and vibrant city with everything you need for day-to-day living close at hand, Inverness is highly sought after – and it is easy to see why. Near the development is a selection of local amenities such as supermarkets, health centres and restaurants which will cater to your daily needs.

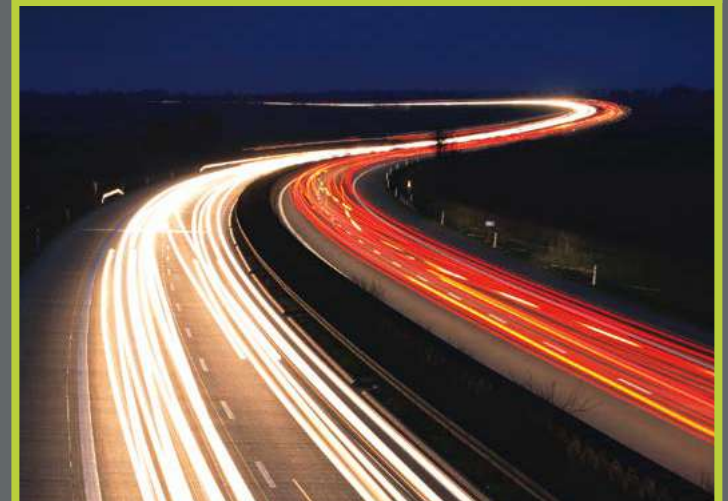
Living at Ness Castle means there are plenty of ways to spend your leisure time too. With the River Ness, a golf course and sports centre plus acres of beautiful countryside on the doorstep, enjoying the great outdoors is made easy. For a change of pace, Inverness city centre is only a four-mile drive away and offers facilities like bowling, cinemas, shopping centres, a theatre and art galleries. Whatever you're into, chances are you can do it near your new home at Ness Castle. Living at Ness Castle means the countryside and the city are both within reach.



# TRANSPORT LINKS

Wherever you're heading, Inverness is a great place to start from with good road, rail and air links all close by.

For drivers, you'll have easy access to the A9, A96 and A82, and, Inverness city centre only about four miles away with its railway and bus station. Inverness Airport itself offers flights to a large number of destinations and is only 12 miles away from the development.





## INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Barratt at Ness Castle 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.



# WELCOME TO YOUR NEW BARRATT HOME AT NESS CASTLE

The homes here use Calor Liquefied Petroleum Gas (LPG) – a reliable, versatile and efficient energy that works just as easily as using mains gas for your home.



## INTRODUCING YOUR NEW BARRATT HOME GAS SUPPLY

Welcome to your new Barratt home at Ness Castle where Calor Gas Ltd are your appointed LPG gas supplier. LPG is the closest alternative to mains gas.

Using LPG rather than oil helps to improve the energy performance of your new home. LPG is the least carbon-intensive of all fossil fuels available to those living without mains gas as it emits 20% less CO<sub>2</sub> than oil.

### Who are Calor Gas Ltd?

Calor is the UK's leading supplier of liquefied petroleum gas (LPG) bringing reliable, efficient and modern energy to rural areas of Britain. They operate the largest LPG vehicle delivery fleet and have over 100,000 tonnes of strategic storage in the UK. That gives you peace of mind with the reassurance of a seamless supply.

### How do I know how much I am using?

Your home is fitted with a meter enabling you to monitor your usage of fuel that you will be billed for.

### Can I work out what I am spending?

Yes, LPG is measured in litres and the current gas price agreed on site is 34ppl + VAT and we can fix that through until 30th September 2022 when it will be reviewed.



### Is there a standing charge I have to pay?

There is an additional standing charge of 16.44p per day + VAT (£60 a year + VAT @5%). The tanks are owned and maintained by Calor Gas. This is so that Calor can ensure they are always in good condition and adhere to the highest industry standard.

### Where is the LPG stored?

LPG is the closest alternative to mains gas for properties located off the mains gas grid. It is securely stored in central LPG tanks at Ness Castle which provides fuel for all the homes on the development.

### Do I need to order LPG myself?

LPG storage tanks on site are fitted on site with a system that automatically reorders more fuel for you. The storage level is maintained at a minimum of 25%.

### How will the gas be delivered?

When the tanks need to be refilled and the automatic order has been scheduled, a Calor LPG tanker will come and refill it. The refuelling is done on a whole-site basis so you will not have to be present to accept the delivery as the tanks are in a public area.

Customers can find out more about Calor Gas at [www.calor.co.uk](http://www.calor.co.uk) or by phoning a Calor adviser on

**0800 626 626**







## DEVELOPMENT LAYOUT - PHASE 5

- Glenlair**  
3 bedroom mid/end-terraced
- Cupar**  
3 bedroom mid/end-terraced
- Thurso**  
3 bedroom semi-detached
- Abergeldie**  
3 bedroom semi-detached/end-terraced
- Ravenscraig**  
3 bedroom semi-detached
- Craigend**  
3 bedroom semi-detached
- Glamis**  
4 bedroom detached
- Fenton**  
4 bedroom detached
- Dunbar**  
4 bedroom detached
- Craigston**  
4 bedroom detached
- Balmoral**  
4 bedroom detached
- Cullen**  
4 bedroom detached
- Dean**  
4 bedroom detached
- Crombie**  
4 bedroom detached
- Campbell**  
4 bedroom detached
- Balloch**  
4 bedroom detached
- Ballathie**  
5 bedroom detached
- 2 bedroom apartments**
- Low cost homes**
- Communal Driveway**



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**BARRATT**  
HOMES

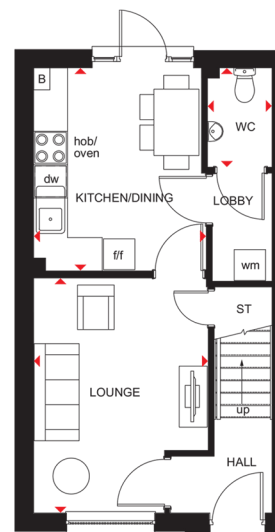
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Ness Castle is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



## GLENLAIR

### 3 BEDROOM END-/MID-TERRACED

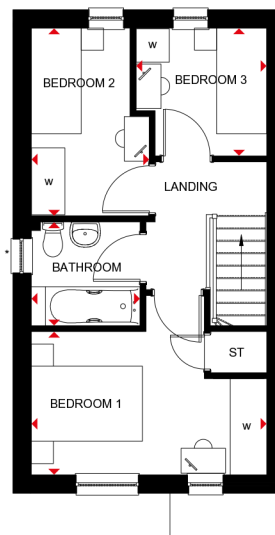
- Practical, semi-detached home designed for modern living
- Front-aspect lounge with easy access to first floor
- Open-plan kitchen with dining area leading to the rear garden, and separate lobby with washing machine space
- Three bedrooms – the main double bedroom and two single bedrooms – and the family bathroom are on the first floor



#### Ground Floor

Lounge	3104 x 4236mm	10'2" x 13'11"
Kitchen/Dining	3069 x 3666mm	10'1" x 12'0"
WC	1148 x 1794mm	3'9" x 5'11"

(Approximate dimensions)



#### First Floor

Bedroom 1	4232 x 2574mm	13'11" x 8'5"
Bedroom 2	2122 x 3379mm	7'0" x 11'1"
Bedroom 3	2353 x 2298mm	7'9" x 7'6"
Bathroom	1956 x 1868mm	6'5" x 6'2"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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

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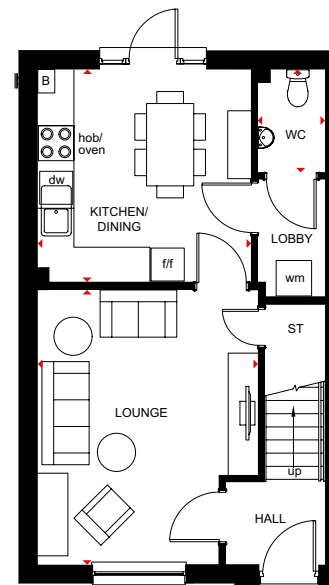




## COULL

### 3 BEDROOM SEMI-DETACHED/TERRACED HOME

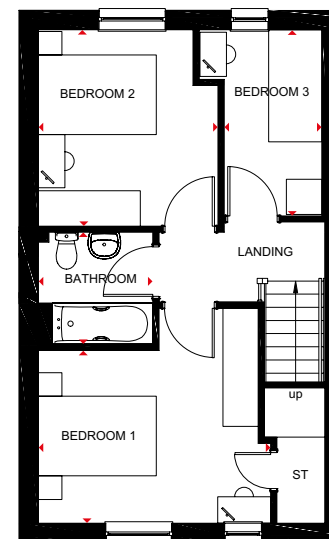
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



#### Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1743mm	3'9" x 5'9"

[Approximate dimensions]



#### First Floor

Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

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



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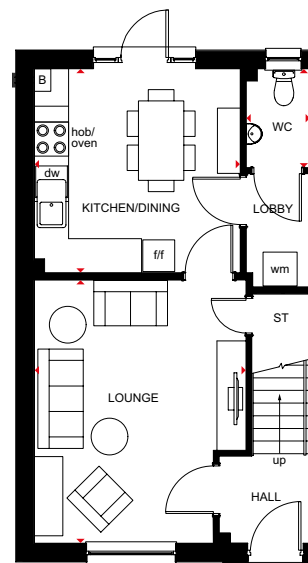
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## CUPAR

### 3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

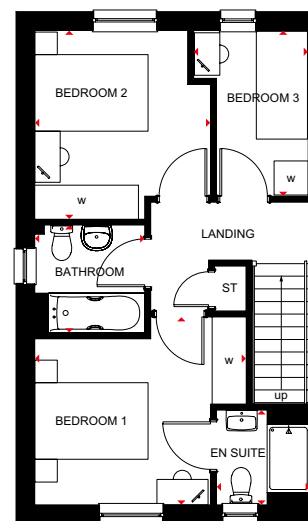
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single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

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

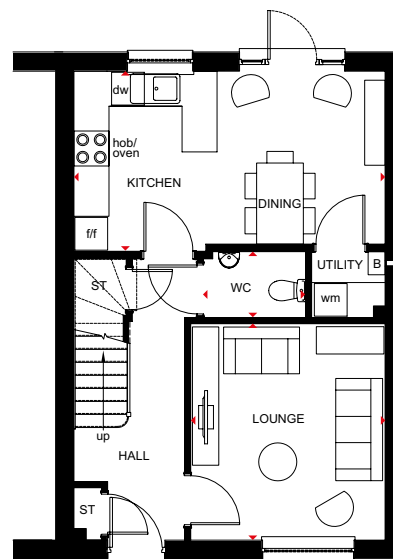




## TRAQUAIR

### 3 BEDROOM SEMI-DETACHED HOME

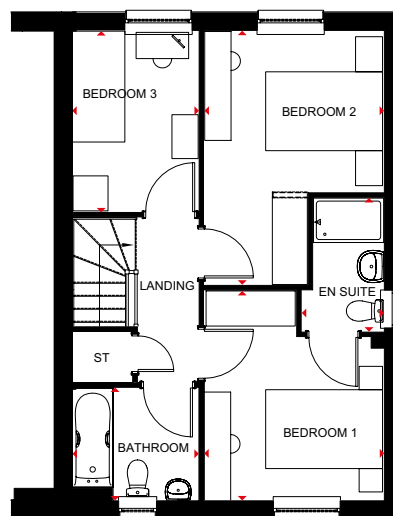
- Superb family home with open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the main with en suite, a single bedroom and family bathroom



#### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

[Approximate dimensions]



#### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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



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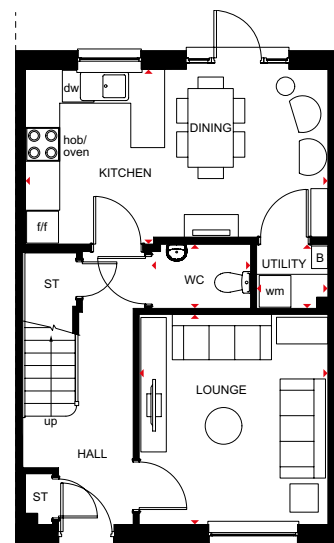
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## THURSO

### 3 BEDROOM SEMI-DETACHED HOME

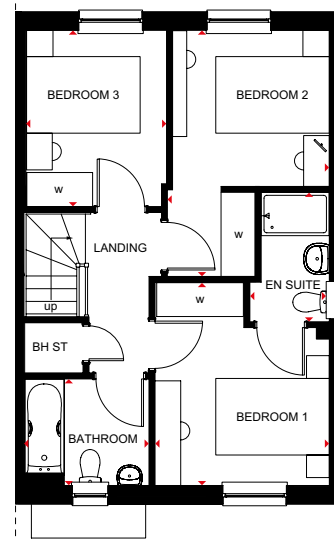
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



#### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

(Approximate dimensions)



#### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

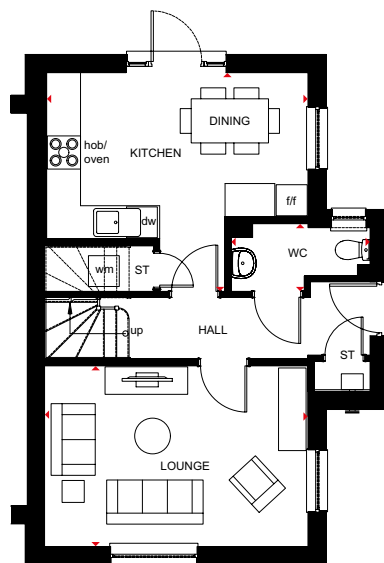




## ABERGELDIE

### 3 BEDROOM END-TERRACED HOME

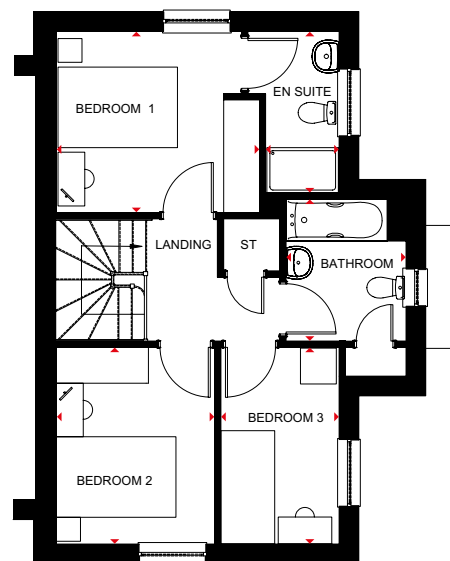
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom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



#### 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)

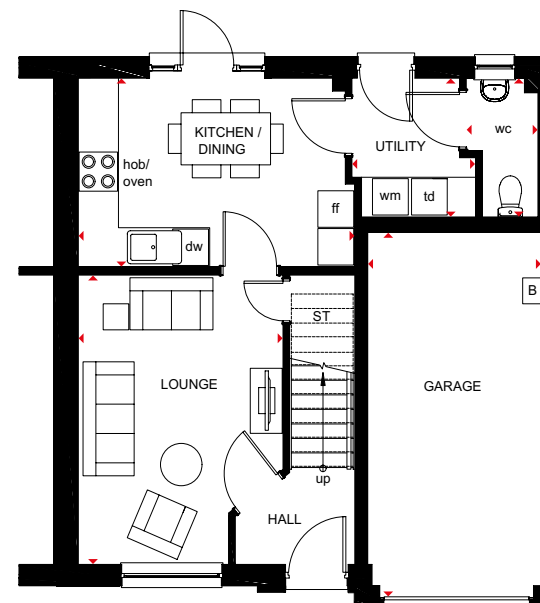
<b>KEY</b>	ST	Store	dw	Dishwasher space
	wm	Washing machine space	↔	Dimension location
	f/f	Fridge/freezer space		



## RAVENSCRAIG

### 3 BEDROOM SEMI-DETACHED HOME

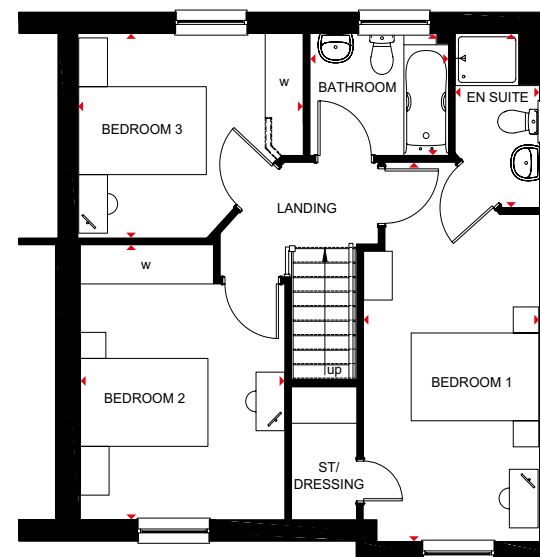
- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort, and an integral garage provides added security
- Three double bedrooms, the main bedroom with en suite, and a family bathroom are on the first floor



#### Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4329 x 2898mm	14'2" x 9'6"
Utility	1935 x 2132mm	6'4" x 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2738 x 5446mm	9'0" x 17'10"

(Approximate dimensions)



#### First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3532 x 3140mm	11'7" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

(Approximate dimensions)

<b>KEY</b>	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	



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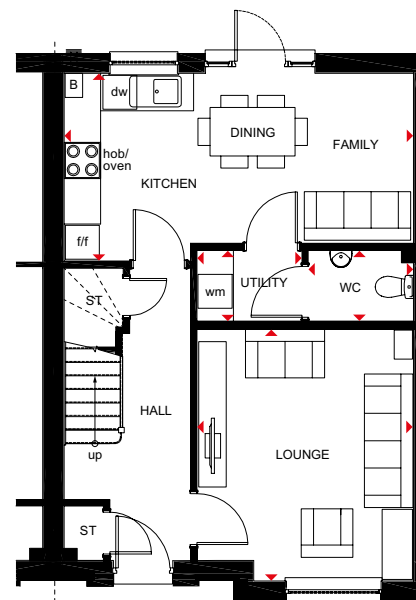




## CRAIGEND

### 3 BEDROOM SEMI-DETACHED HOME

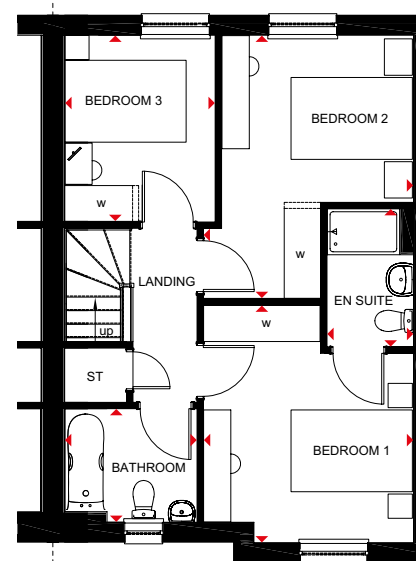
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms,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

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



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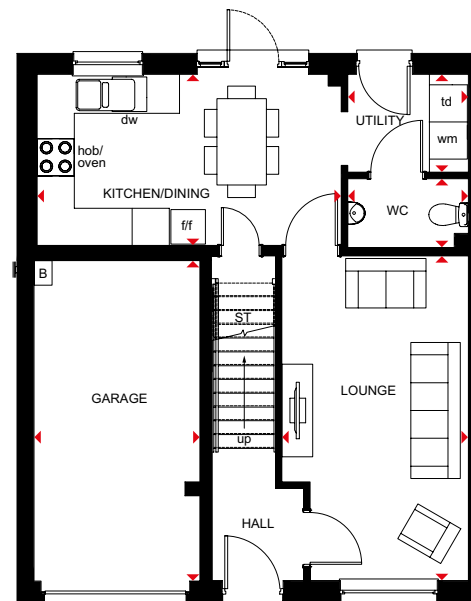
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## GLAMIS

### 4 BEDROOM DETACHED HOME

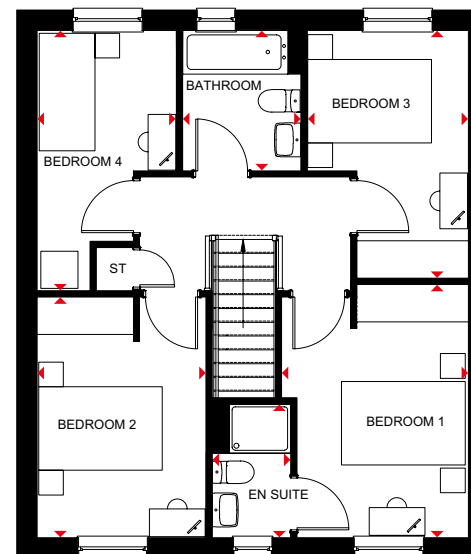
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the garden
- Upstairs are three double bedrooms and one single which can also be used as a study
- There's a family bathroom, 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)

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

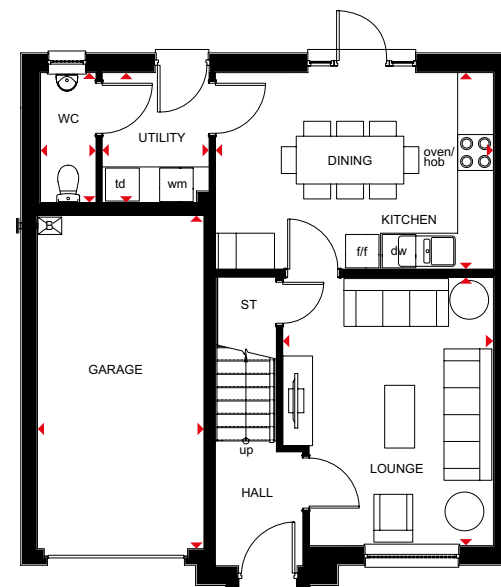




## FENTON

### 4 BEDROOM DETACHED HOME

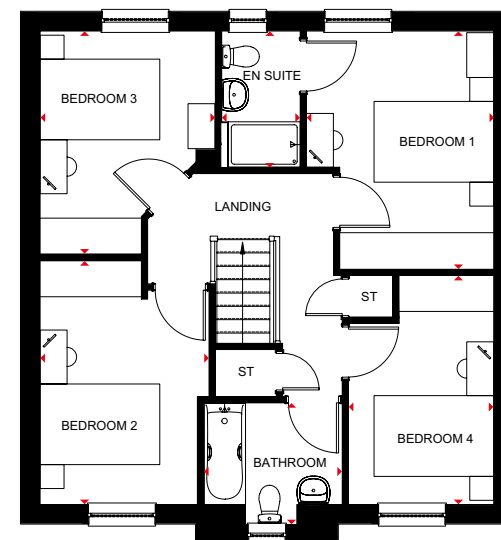
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- Upstairs are four double bedrooms, the main bedroom with en suite,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



#### 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]

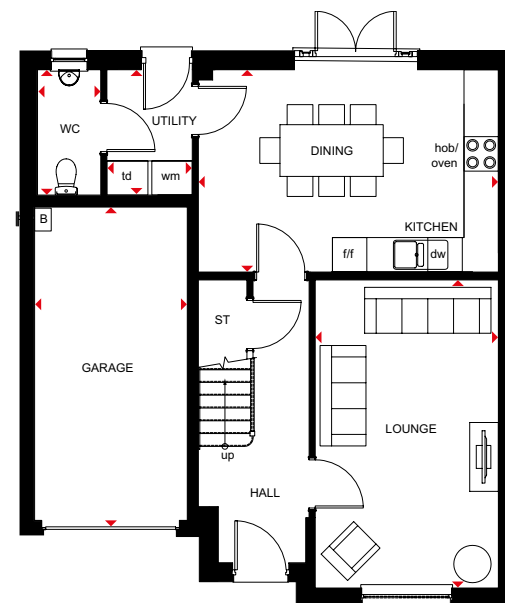
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		



## DUNBAR

### 4 BEDROOM DETACHED HOME

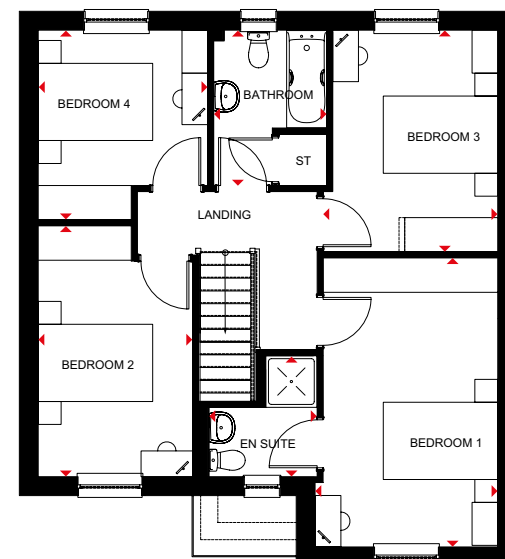
- Spacious kitchen with dining area, separate utility, WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a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

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



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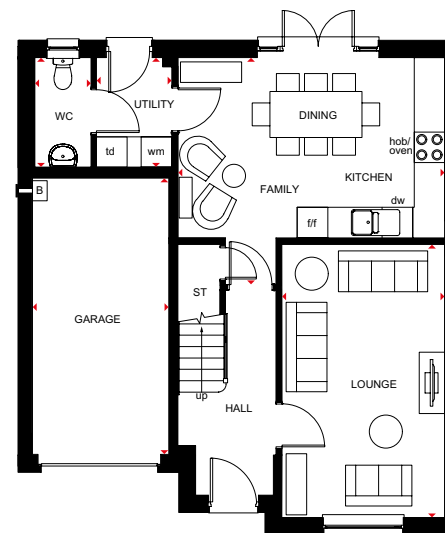




## DEAN

### 4 BEDROOM DETACHED HOME

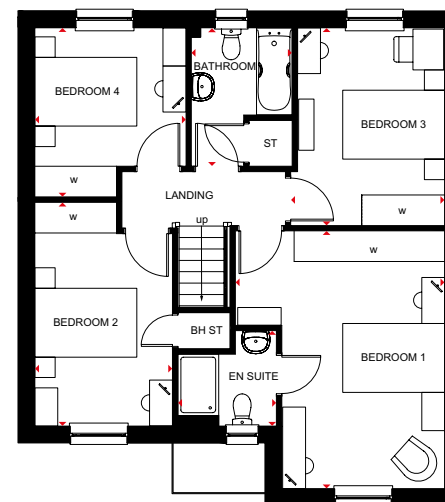
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making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



#### Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/	5226 x 4450mm	17'2" x 14'7"
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

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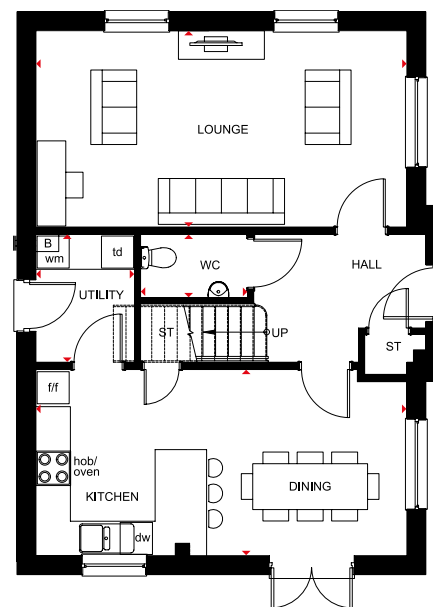
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## CRAIGSTON

### 4 BEDROOM DETACHED HOME

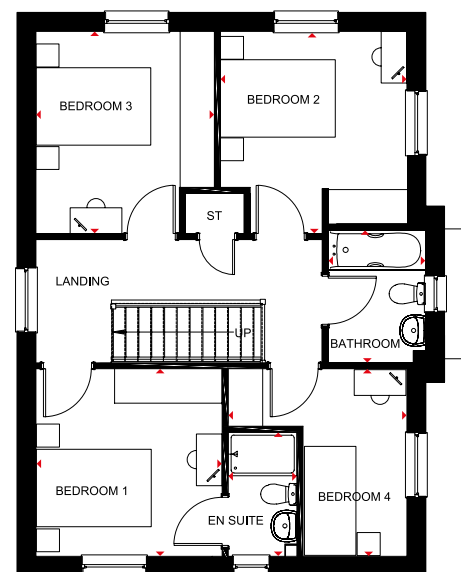
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and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

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

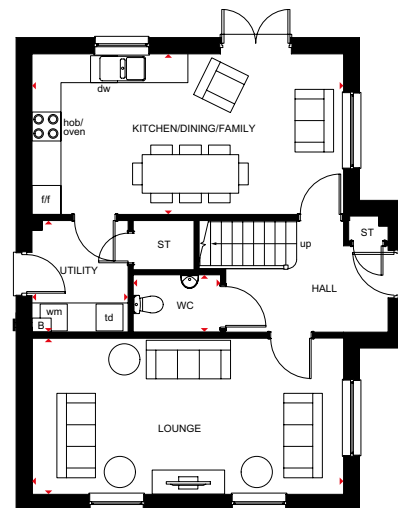




## CAMPBELL

### 4 BEDROOM DETACHED HOME

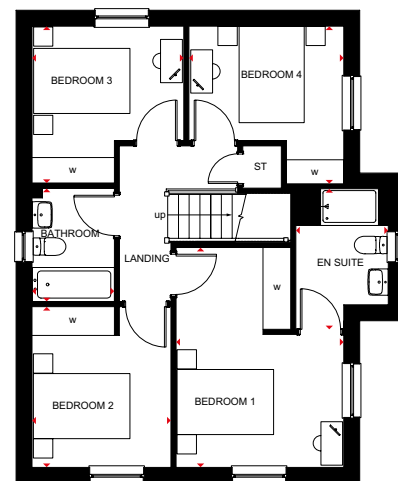
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom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

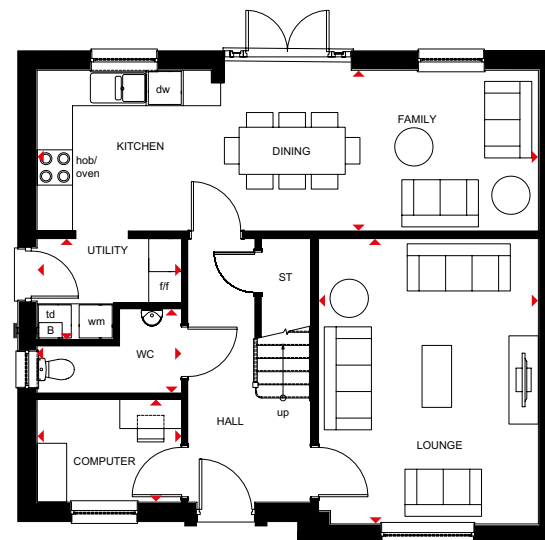
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



## BALMORAL

### 4 BEDROOM DETACHED HOME

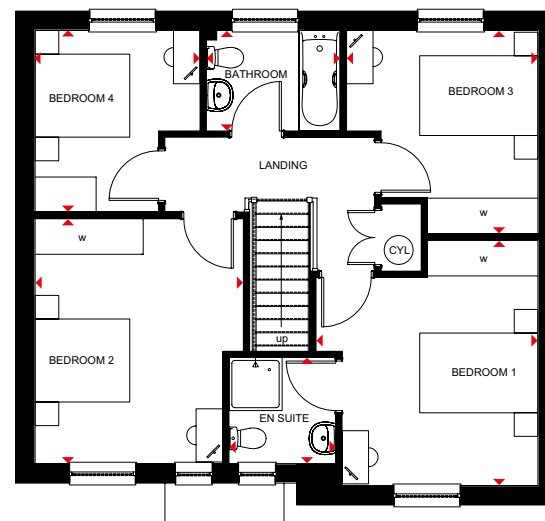
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility area, WC and computer room
- First floor comprises four double bedrooms, the main bedroom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

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



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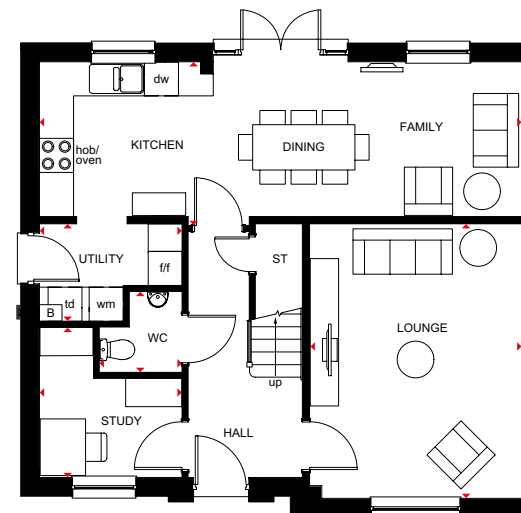




## BALLOCH

### 4 BEDROOM DETACHED HOME

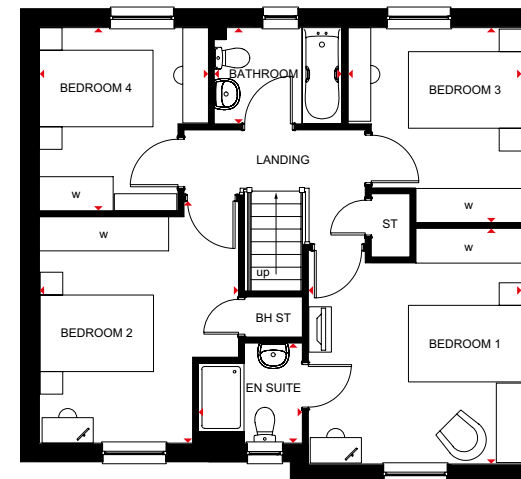
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening 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	1459 x 1430mm	4'9" x 4'8"
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

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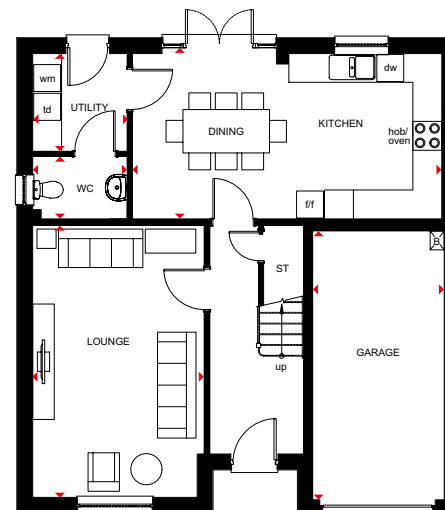
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## CULLEN

### 4 BEDROOM DETACHED HOME

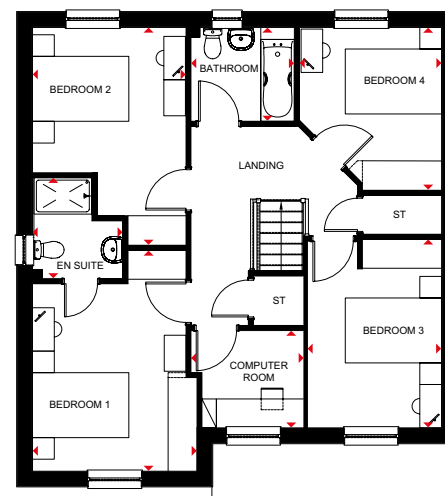
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax, while an integral garage provides added security
- Upstairs are four double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

<b>KEY</b>	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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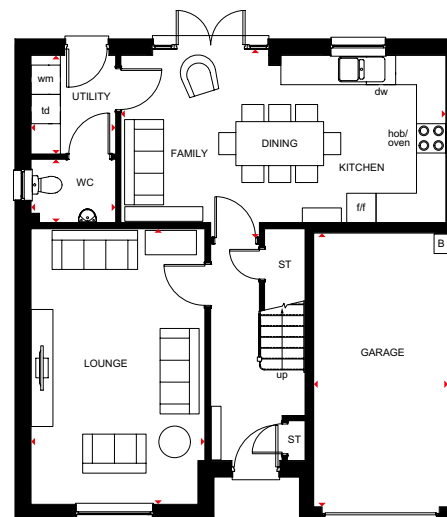




## CROMBIE

### 4 BEDROOM DETACHED HOME

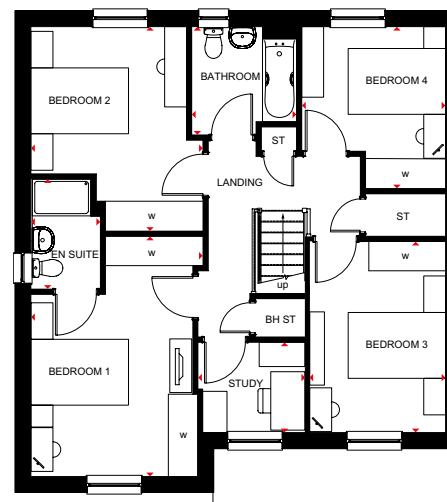
- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite,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

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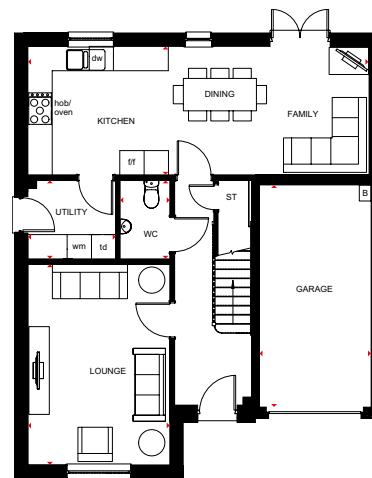
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## BALLATHIE

### 5 BEDROOM DETACHED HOME

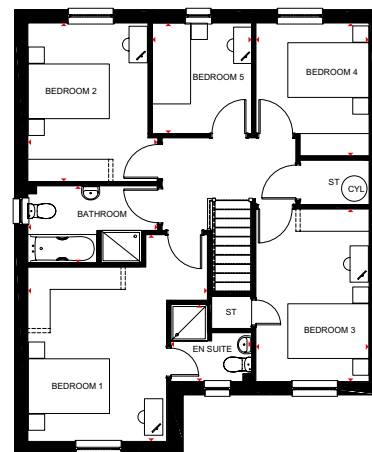
- Exceptionally spacious home designed for modern family living
- Bright, open-plan kitchen with flexible dining and family areas leading to the rear garden, and front-aspect lounge
- Separate utility room, and integral garage providing added security
- Four double bedrooms – the spacious main bedroom with en suite – a single bedroom and a family bathroom are on the first floor



#### Ground Floor

Lounge	3502 x 4984mm	11'6" x 16'4"
Kitchen/ Dining/Family	8421 x 3172mm	27'8" x 10'5"
Utility	2119 x 1940mm	6'11" x 6'4"
WC	1228 x 1940mm	4'0" x 6'4"
Garage	2760 x 5491mm	9'1" x 18'0"

(Approximate dimensions)



#### First Floor

Bedroom 1	4430 x 5108mm	14'6" x 16'9"
En Suite	1991 x 1906mm	6'6" x 6'3"
Bedroom 2	3207 x 3918mm	10'6" x 12'10"
Bedroom 3	2795 x 4266mm	9'2" x 14'0"
Bedroom 4	2795 x 3283mm	9'2" x 10'9"
Bedroom 5	2452 x 2732mm	8'1" x 9'0"
Bathroom	3207 x 1900mm	10'6" x 6'3"

(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		



**BARRATT**  
HOMES

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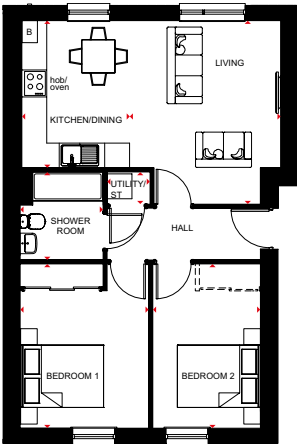


# NESS CASTLE APARTMENTS BLOCK 2



A STUNNING COLLECTION OF 2 BEDROOM APARTMENTS IN INVERNESS

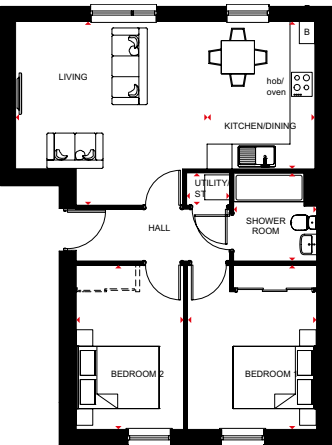
# NESS CASTLE APARTMENTS BLOCK 2



### Isla

Living	3647 x 4432mm	12'0" x 14'7"
Kitchen/Dining	2598 x 3557mm	8'7" x 11'9"
Bedroom 1	3102 x 3963mm	10'3" x 13'1"
Bedroom 2	2595 x 3963mm	8'7" x 13'1"
Shower Room	2000 x 2125mm	6'7" x 7'0"
Utility/Store	780 x 1037mm	2'7" x 3'5"

(Approximate dimensions)  
Note plot 131 is mirror image

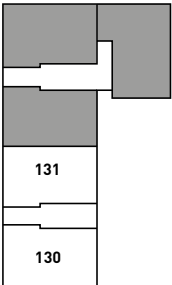


### Ury

Living	4432 x 4615mm	14'7" x 15'2"
Kitchen/Dining	2598 x 3557mm	8'7" x 11'9"
Bedroom 1	3102 x 3963mm	10'3" x 13'1"
Bedroom 2	2595 x 3963mm	8'7" x 13'1"
Shower Room	2000 x 2125mm	6'7" x 7'0"
Utility/Store	780 x 1037mm	2'7" x 3'5"

(Approximate dimensions)  
Note plot 132 and 134 are mirror image

## GROUND FLOOR

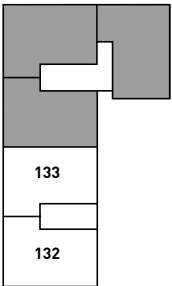


### PLOT LIST

#### Isla

Plots 130, 131

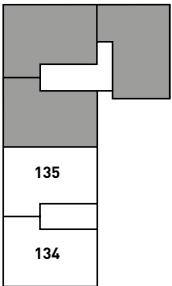
## FIRST FLOOR



#### Ury

Plots 132, 133, 134, 135

## SECOND FLOOR

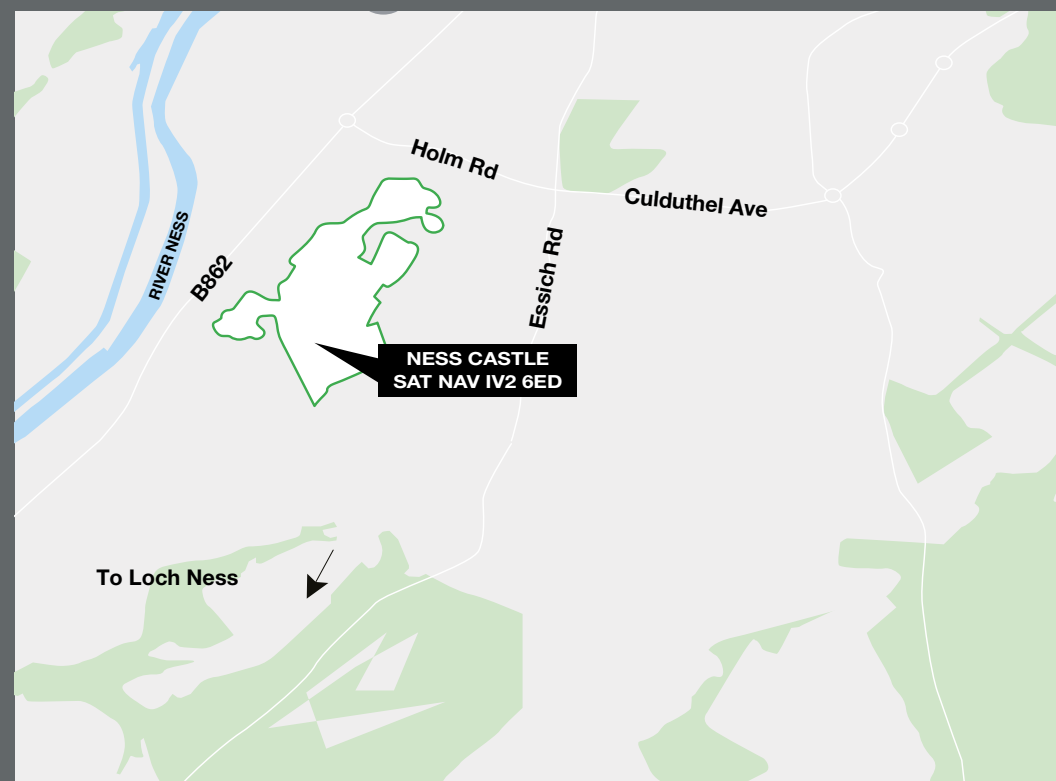


All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

BGNL 02-E/02-I DS01/SP434846



# NESS CASTLE, DORES ROAD, INVERNESS IV2 6DH



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