



Whitehills View Alness

TRADITIONAL STYLING MEETS CONTEMPORARY LIVING



A stunning range of 3 & 4 bedroom homes

www.patmunrohomes.co.uk

ALNESS | Community spirit

20 miles north of Inverness, Alness is the largest town in the county of Ross-Shire.

The town has grown significantly over the years and is now a thriving bustling town offering a wide variety of shops, businesses, hotels, a secondary school, and a choice of three primary schools offering a good standard of education, and a focus on the community.



The picturesque High Street has gained significant 'Britain in Bloom' success and won the coveted title of 'Best High Street In Scotland' at the Great British High Street Awards in 2018. The town has a tremendous community spirit, which is evident throughout many of the activities which are available in Alness including a golf course and bowling green, it also hosts several beautiful and historic walks nearby.



WHITEHILLS VIEW | Homes you'll love to live in

Whitehills View is located to the Northeast boundary of the town, it has been sensitively developed to complement the surrounding area and to create a safe environment for family living by working to the 'designing streets' principle. Links to the extensive woodland walks and play areas within North Newfield and Whitehills View, make this an outstanding place for families to live and grow, making it a much sought-after location for new home buyers.

The range of house types in the area have been carefully and exclusively designed to provide spacious accommodation, whilst satisfying the demands of modern day living.

Whitehills View offers you an ideal opportunity to enjoy great value within a traditional community environment, whilst only a 30-minute drive from Inverness.

Whitehills View Price List^{31/01/2024}

The following price list is based on our standard specification as attached.

AVAILABLE FOR RESERVATION

| Plot | House Type | Description | Price |
|------|----------------|---|-----------------|
| 49 | Wyvis Enhanced | 3 Bedroom semi-detached villa | £249,000 |
| 50 | Wyvis Enhanced | 3 Bedroom semi-detached villa | £249,000 |
| 51 | Cromarty | 4 Bedroom detached villa | £320,000 |
| 52 | Chanonry | 3 Bedroom detached bungalow | Sold |
| 53 | Cromarty | 4 Bedroom detached villa | £320,000 |
| 54 | Gairich | 4 Bedroom detached villa with family room | Reserved |
| 55 | Wyvis Enhanced | 3 Bedroom semi-detached villa | Reserved |
| 56 | Wyvis Enhanced | 3 Bedroom semi-detached villa | Reserved |

Properties can be reserved for a fee of £750.00. Entry dates by arrangement.

With high quality doors and windows, a high level of insulation and the installation of PV panels as standard, your new home will be built to a high standard of energy efficiency. The majority of our properties are rated a high B on energy efficiency with the Wyvis being A rated.

Each new home comes with a luxury Ashley Ann kitchen and includes an oven, hob, and extractor hood.

Bathrooms include contemporary white ware and tiles

Location & Particulars

Address

Birch Road

Alness

IV17 0WJ



Directions

From the A9 take the turning into Obsdale Road (signposted Obsdale & Milnafua). Continue along this road up the hill and round to the left for about a third of a mile until you reach the mini roundabout. At the mini roundabout take the 3rd exit and follow the road around where it bends right. Whitehills View just passed Obsdale School on the left-hand side.

Viewing

Arrangements can be made to view our properties and developments by contacting our customer representatives on 01349 800019

Contact us:

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Whitehills View Specification 07/01/22

Construction

Walls are of a timber frame construction with blockwork external leaf finished with a proprietary silicon-based render. Houses will have complementary pre-cast features.

Roofs will be finished in a plain concrete tile. Low level roofline grey painted concealed timber fascia. All gutters and downpipes will be black PVCu.

The ground floor will consist of a polished insulated concrete floor. The first floor will be timber joisted with chipboard flooring.

External openings will be high performance UPVC casement windows, finished in white. High performance external composite doors finished in a range of predetermined colours, set at the time the planning application was submitted. Depending on the house type some will have adjoining fixed glazed panels. French Doors (to specific house types) will be UPVC with full height toughened glass.

External Features

Driveways are finished in permeable tarmac with paved paths to front and rear doors.

Gardens will be turfed to the front only. Paving slabs leading to a rotary drier and entrance door. Rear gardens will be enclosed with 1.8m high timber fences. Gardens will be graded to the natural contours of the land and may contain slopes or timber retaining boards to the bottom of the fence.

Internal Features

Heating & Hot Water will be provided by a highly efficient wet system, sealed and pressurised with thermostatically controlled radiators and high efficiency hot water cylinder (where applicable), fueled by a Worcester Gas system boiler. Within the two bed properties and some of the three bed properties, the heating and hot water will be from a Worcester Bosch combi boiler with no hot water cylinder.

TV points are provided in the lounge with ample power sockets throughout. A network point is provided in the lounge with the Fibre to the Premises box in a central cupboard area. Shaver points are provided in all bathrooms and En-suites. Central ceiling pendant lights are provided in all rooms. External lighting is provided at the front and rear door.

Kitchen & Utility Rooms will include luxury cabinets, worktops, matching upstand and glass splash back behind the hob. The kitchen will be fitted with a stainless-steel 1½ bowl sink with monobloc mixer tap. A stainless steel single electric oven, ceramic hob and extractor hood will be provided as standard. Utility rooms where present will include units and worktops to match the kitchen with a stainless-steel single bowl sink and pillar taps and include plumbing and electrics for a washing machine and tumble drier (House type dependent).

Whitehills View Specification (continued)

Bathrooms will include modern white sanitaryware, chrome mixer taps and click waste. A thermostatic shower valve and shower screen will be provided over the bath.

En-suites will include modern white sanitaryware, chrome mixer taps and click waste, a shower tray with screen and thermostatic shower valve.

Cloakrooms will include modern white sanitaryware with space for a future shower where appropriate.

Tiling from an extensive range will be fitted full height in shower areas or around baths where showers are fitted and a single row above wash hand basins.

Decoration will be two coats of soft grey emulsion to walls of all rooms, ceilings will have a smooth finish with white emulsion and all woodwork will be finished in white satin wood. Bathrooms, En-suites and WCs will be finished in white to both walls and ceilings.

Internal doors will be White Seville paneled or glazed doors with brushed chrome ironmongery. Wardrobe doors will be sliding silver mirrored doors, except for single and walk in wardrobe doors which will match room doors.



To ensure your peace of mind that your new home has been finished to the highest standard it will be covered both during construction and after completion by the NHBC Build mark Guarantee scheme which provides you with a 2-year Builder Warranty. In addition, your NHBC structural guarantee will run from years 3 to 10. Full details of the

Buildmark policy can be viewed at www.nhbc.co.uk



Pat Munro Homes also comply with the Consumer Code for Homebuilders which ensures fairness and transparency for purchasers throughout the home buying process. The code aims to ensure all buyers are treated fairly and are fully informed before they purchase and after they move in. More information is available at www.consumercodeforhomebuilders.com



info@patmunrohomes.co.uk



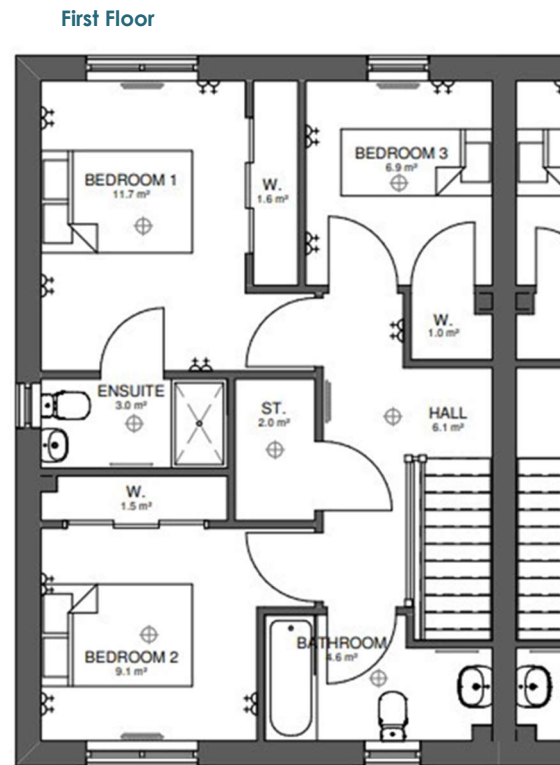
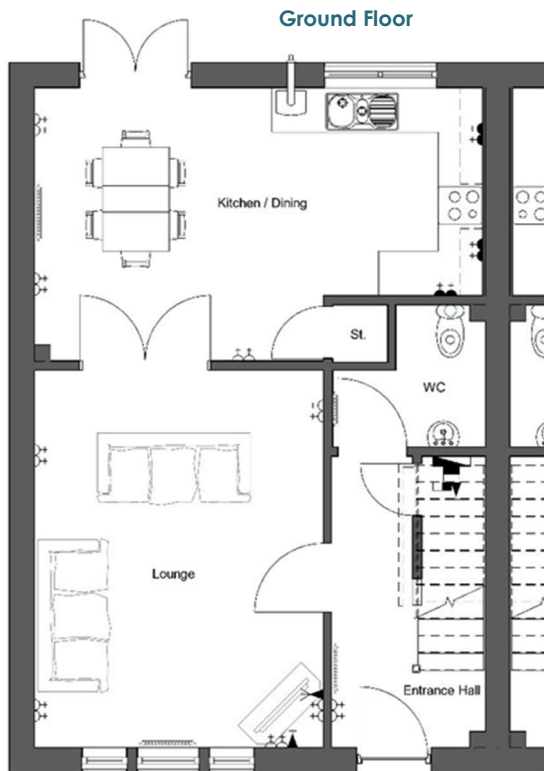
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Wyvis (Enhanced)

3 Bedroom semi-detached villa



The Wyvis (enhanced) is a spacious 3-bedroom property, with a large living area, great kitchen/dining area, master en-suite and superb storage



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|------------------|-------------|-------------|-------------|----------------------------|----------------|
| Lounge | 5.08 x 3.88 | Bedroom 1 * | 3.91 x 2.75 | Bedroom 3 * | 2.75 x 2.52 |
| Kitchen / Dining | 3.68 x 6.08 | En-suite | 2.50 x 1.20 | Bathroom | 1.69 x 3.07 |
| W/C | 1.91 x 2.09 | Bedroom 2 * | 2.86 x 2.90 | Gross Internal Area | 107.4m² |

All images are for illustrative purposes only. The measurements or dimensions given should not be used for calculating carpet sizes or appliance & furniture requirements.

*dimensions exclude wardrobes and stores. Copyright Pat Munro (Alness) Ltd ©

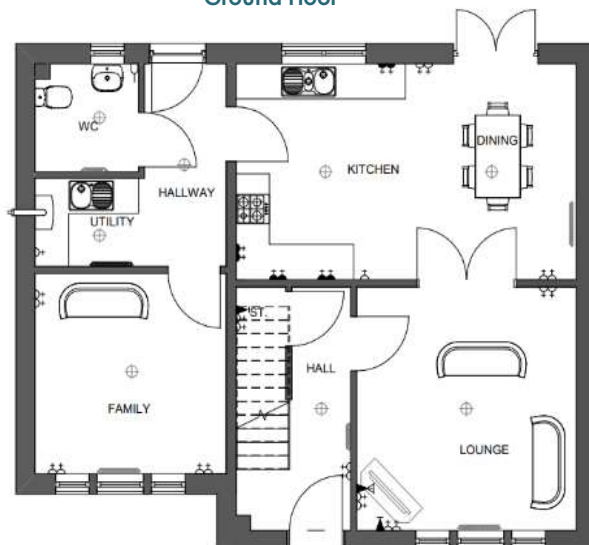
Gairich

4 Bedroom detached & semi-detached villa with family room
*Please note the Gairich no longer contains a garage in phase 5



The Gairich is a beautiful 4-bedroom detached property, with great living space, a stunning master bedroom with en-suite and a family room.

Ground Floor



First Floor



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|------------------|-------------|-------------|-------------|----------------------------|--------------|
| Lounge | 4.13 x 3.90 | Bedroom 1 * | 4.45 x 3.40 | Bedroom 4* | 2.87 x 2.81 |
| Kitchen / Dining | 3.67 x 6.05 | En-suite | 1.70 x 2.69 | Bathroom | 1.70 x 3.00 |
| W/C | 1.81 x 1.84 | Bedroom 2 * | 3.41 x 3.13 | Gross Internal Area | 146m2 |
| Family Room | 4.95 x 3.41 | Bedroom 3 * | 2.97 x 3.74 | | |

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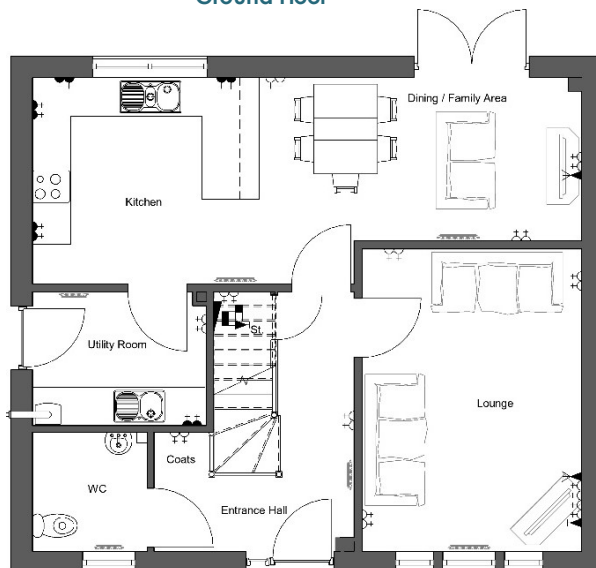
Cromarty

4 Bedroom detached villa

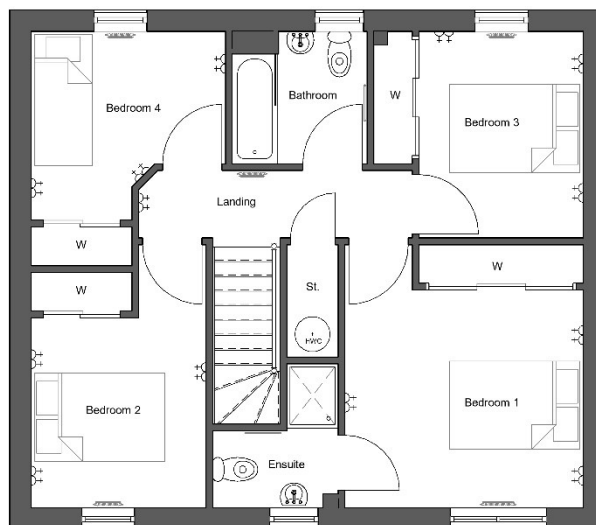


The Cromarty is a stunning 4-bedroom detached property, with a fabulous kitchen/dining area, superb master bedroom with en-suite and 3 great sized further bedrooms all with storage

Ground Floor



First floor



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|------------------|-------------|-------------|-------------|----------------------------|----------------------------|
| Lounge | 4.72 x 3.44 | Bedroom 1 * | 3.38 x 3.71 | Bedroom 4* | 2.93 x 3.03 |
| Kitchen / Dining | 3.22 x 8.60 | En-suite | 2.24 x 1.96 | Bathroom | 2.10 x 2.05 |
| Utility Room | 2.10 x 2.72 | Bedroom 2 * | 2.95 x 2.72 | Gross Internal Area | 127.28m² |
| W/C | 1.86 x 1.80 | Bedroom 3 * | 3.21 x 2.56 | | |

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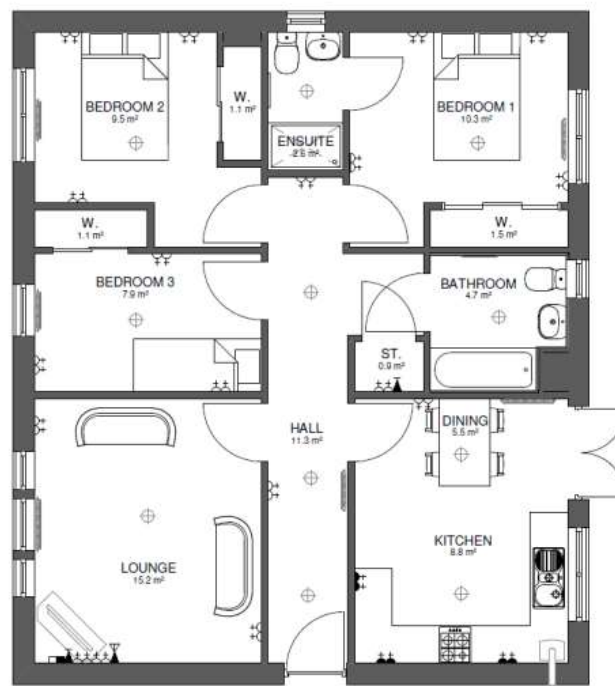
Chanonry

3 Bedroom detached bungalow



The Chanonry is a classic 3 bedroom detached bungalow, with a great living area and a master en-suite.

Ground Floor



| Room | Size (M) | Room | Size (M) | Room | Size (M) |
|-----------------|-------------|-----------|-------------|----------------------------|----------------|
| Lounge | 4.21 x 3.39 | Bedroom 1 | 3.42 x 3.47 | Bedroom 3 | 2.19 x 3.60 |
| Kitchen/ Dining | 4.21 x 3.60 | En-suite | 2.20 x 1.20 | Gross Internal Area | 83.30m² |
| Bathroom | 2.19 x 2.19 | Bedroom 2 | 3.42 x 2.97 | | |

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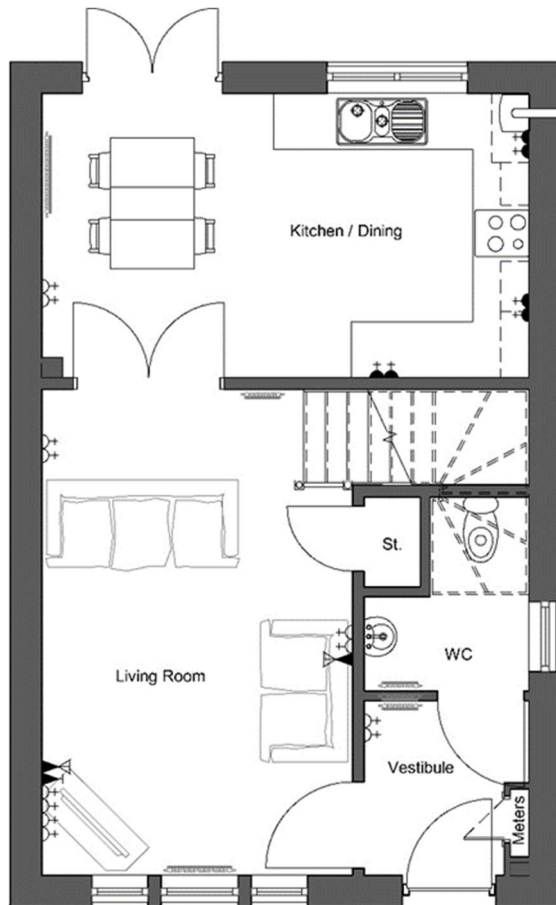
Rosehaugh

3 Bedroom detached and semi-detached villa

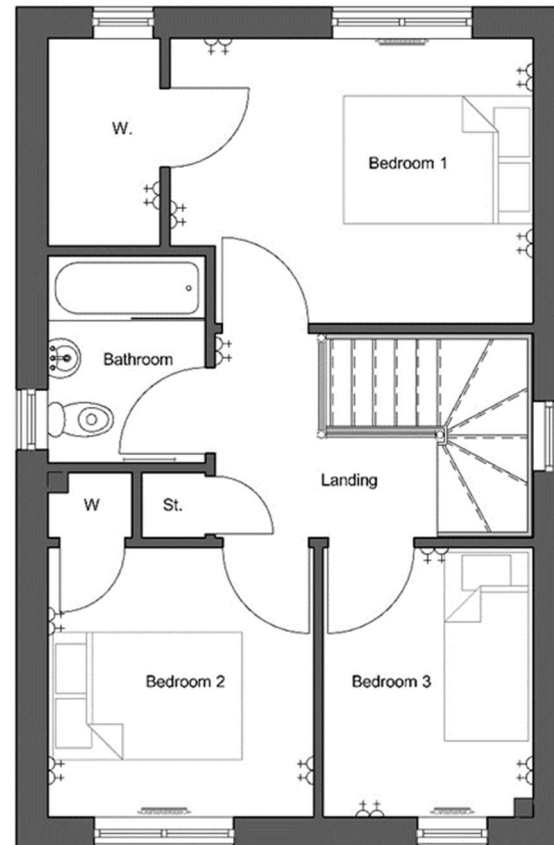


The Rosehaugh is a classic 3-bedroom property with a spacious lounge and open plan kitchen/dining area.

Ground Floor







First floor



| Room | Size (M) |
|---------------------|----------------------|
| Lounge | 5.21 x 3.32 |
| Kitchen / Dining | 3.05 x 5.21 |
| WC | 1.76 x 2.08 |
| Bedroom 1 * | 3.07 x 3.92 |
| Walk in wardrobe | 2.23 X 1.20 |
| Bedroom 2 * | 2.90 x 2.85 |
| Bedroom 3 * | 2.90 x 2.27 |
| Bathroom | 2.23 x 1.69 |
| Gross Internal Area | 86.48 m ² |

Whitehills View Alness

| House Types | | Plots |
|---|--|---------------|
|  | Enhanced Wyvis Semi-Detached (3 bed - 2 Storey house) | 49-50 & 55-56 |
|  | Cromarty Detached (4 bed - 2 Storey house) | 51 & 53 |
|  | Gairich Detached (4 bed - 2 Storey house) | 54 |
|  | Chanonry Detached (3 bed - Bungalow) | 52 |



Note: House mix and layout of future phases including location of play area is indicative and subject to future planning consents therefore may vary from that shown. Service strips may contain lampposts, fiber boxes or utility markers

