



GREAT GLEN RISE
HOME TO MORE

There's something rather special about a Robertson home. Each one is unmistakable. With more of the things that matter, like space, light, clever layouts and thoughtful features you won't believe we've even thought of. Create lively family places, spaces for catching up and quiet hideaways made for working from home. However you live in yours, it's home to more.



SPACE YOU CAN LOSE YOURSELF IN

Welcome to rooms that are large and beautifully proportioned, with ceilings that are higher than you'd expect. It's not just a feeling of space, it is space. From day rooms to drawing rooms there's a place for everything here.

Kitchens are big, bright and open plan with everything you need to rustle up whatever you fancy. Most of our bedrooms are double sized with plenty of storage, many with en-suites.

Whichever space you're in, you'll find the same quality of design and finish right down to the smallest details.



QUALITY IN EVERY DELICIOUS DETAIL

You can see the quality in our kitchens on every surface and around every corner. Not just the finish, but the millimetre-perfect fitting and the choice of modern appliances. Beautifully designed and equipped, you can choose from a selection of colours and styles. And if you're looking for something even more special, there's a luxury upgrade option in the kitchen.

Crafted units have soft-close doors and drawers with the option to add an integrated wine cooler. Appliances such as ovens and 4 zone induction hobs by AEG and integrated fridge-freezers from Zanussi are included as standard. As is a 1.5 bowl stainless steel sink with drainer and chrome mixer tap.

Everything is stylishly and softly lit by downlighters, controlled from satin chrome switch plates.





THERE'S LOCATION. THEN THERE'S BEING IN JUST THE RIGHT PLACE

Living in Great Glen Rise means never having to choose between city attractions and country adventures. Located just three miles from the Highland Capital you can have it all on your terms.

This is home to some of the most magnificent scenery in Europe. You're on the doorstep of The Great Glen Way, with a world of biking trails, walking routes and outdoor activities there for the taking. Take a trip down the Caledonian Canal or breathe in the history at Inverness Castle, there's a different landscape in every direction.

Voted the happiest place to live in Scotland in a BBC survey, Inverness has a wealth of shopping, leisure and eateries. Eastgate Shopping Centre is the biggest indoor centre for over 100 miles, plus find quirky

independent shops in the Victorian Market. Each year the city plays host to one of the world's greatest Highland Games events or get active yourself at nearby Kings Golf Club and Inverness Leisure Centre.

There are two primary schools, as well as the well-regarded Charleston Academy nearby. Fee-paying Bishop Eden primary school is nearby as well as many private nurseries. The University of the Highlands and Islands has its main campus in the city.

Commuting is easy. You're just a short walk or drive from Inverness Railway Station, only a minute or so from the main A82, and have easy access to the A9 to Aviemore and the A96 to Elgin. Just 20 minutes by car takes you to Inverness International Airport and beyond.



GREAT GLEN RISE DEVELOPMENT PLAN

- ALEXANDER MID
- ALEXANDER END
- BRASINI

- APARTMENTS
- AIKMAN
- BERLANT
- EXTER
- FENTON
- ADLER

- BIN STORES
- CYCLES

This plan was correct at the time of production and is subject to minor amendments being made.

A HOME THAT KEEPS ON GIVING

“Every Robertson home comes with superior specification included as standard, but because we understand that you may want to make your home unique to you, we’ve developed a wide range of finishing touches for you to choose from including upgraded appliances, a wine cooler, luxury work surfaces, tiling and door choices.”

Ryan Thomson,
Finishing Touches Manager



- ✓ INCLUDED
- NOT APPLICABLE
- ◆ OPTIONAL EXTRA*
- CUSTOMER CHOICE*

	ALEXANDER MID	ALEXANDER END	BRASINI	AIKMAN	BERLANT	EXTER	FENTON	ADLER
Kitchen	Stainless Steel 1.5 bowl sink with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single oven by AEG	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Fridge/Freezer by ZANUSSI	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 4 Zone with extractor by AEG	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Dishwasher by ZANUSSI	◆	◆	◆	◆	◆	◆	◆
	All switchplates & sockets to kitchens satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓
	Choice of Composites worktops & upstand to match*	■	■	■	■	■	■	■
	Stainless Steel single bowl sink with drainer & chrome mixer tap in utility	–	–	✓	–	–	–	–
Bathroom & en-suites	Downlighters	✓	✓	✓	✓	✓	✓	✓
	RAK slimline basin with RAK mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓
	Kelvin under-basin vanity unit to Primary Bedroom en-suite	■	■	■	■	■	■	■
	RAK back to wall pan, slimline soft close seat & dual flush reef plate	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer RAK Ecostat to family bathroom	✓	✓	✓	–	–	–	–
Wardrobes	Thermostatic shower RAK to en-suites	✓	✓	✓	✓	✓	✓	✓
	COLLINSONS Half-height tiling to 3 walls around bath & tiled bulkhead with chrome tile edging, full height tiling to shower	■	■	■	■	■	■	■
Security & external	Wardrobe to Primary Bedroom, solid or glazed doors with internal pack*	■	■	■	■	■	■	■
	Wardrobe to bedroom 2, mirror sliding with internal pack	◆	◆	◆	◆	◆	◆	–
	High performance entrance door & security light to rear door	✓	✓	✓	–	–	–	–
	Alarm	◆	◆	◆	◆	◆	◆	◆
	Turfed front garden	✓	✓	✓	–	–	–	–
Security & external	Fencing with gate	✓	✓	✓	–	–	–	–
	External tap	◆	◆	◆	–	–	–	–
	Slabbing / Patio to rear of house	✓	✓	✓	–	–	–	–

*Subject to construction stage





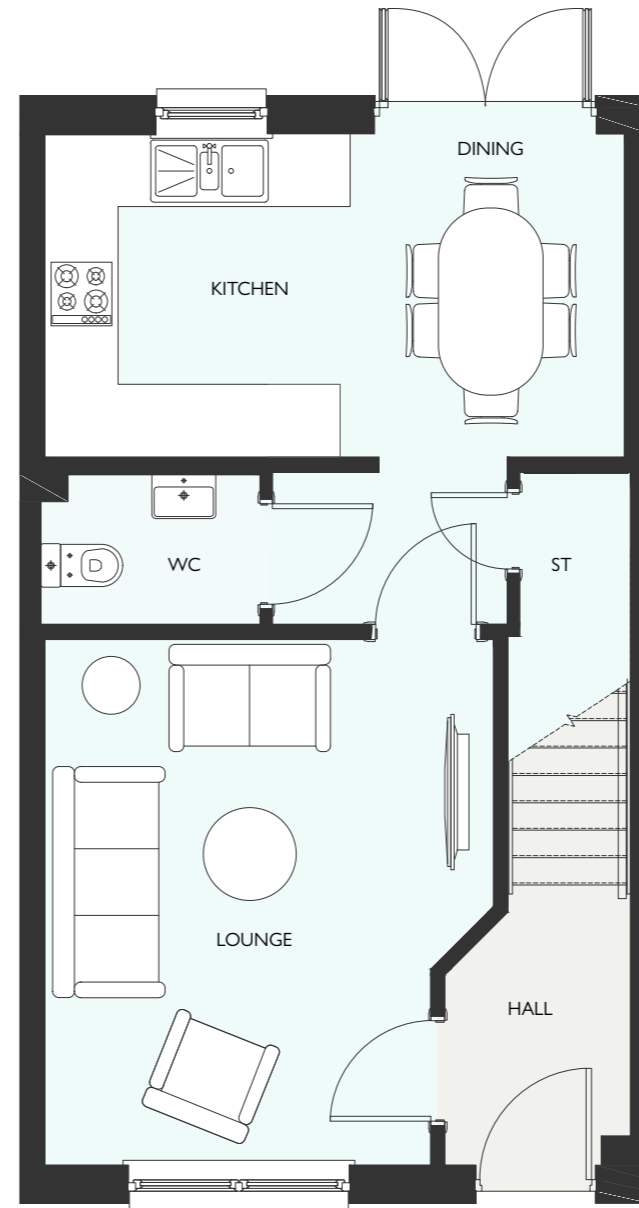
ALEXANDER

THREE BEDROOM
MID-TERRACED HOME
877 SQUARE FEET

MID-TERRACED

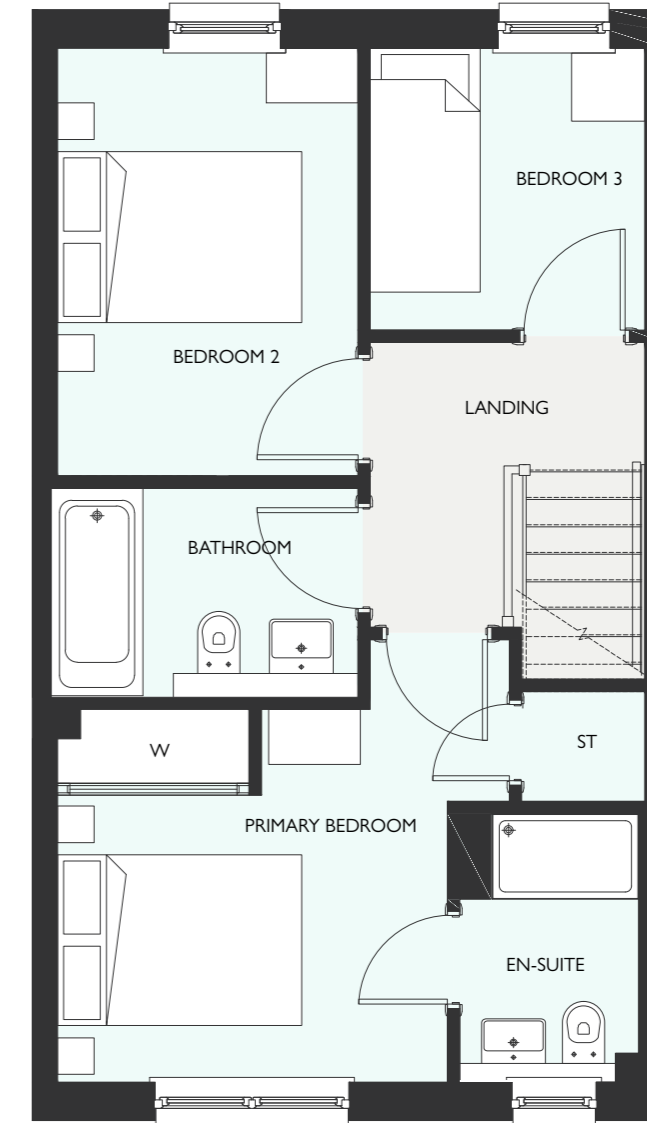
GROUND FLOOR	METRIC	IMPERIAL
Lounge	4320 x 3687	14' 2" x 12' 2"
Kitchen	2659 x 2425	8' 9" x 7' 11"
Dining	2659 x 2336	8' 9" x 7' 8"
WC	1800 x 1229	5' 11" x 4' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3701 x 3627	12' 2" x 11' 11"
En-Suite	2201 x 1465	7' 3" x 4' 10"
Bedroom 2	3507 x 2461	11' 6" x 8' 1"
Bedroom 3	2312 x 2250	7' 7" x 7' 5"
Bathroom	2512 x 1712	8' 3" x 5' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



GROUND FLOOR

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FIRST FLOOR



ALEXANDER

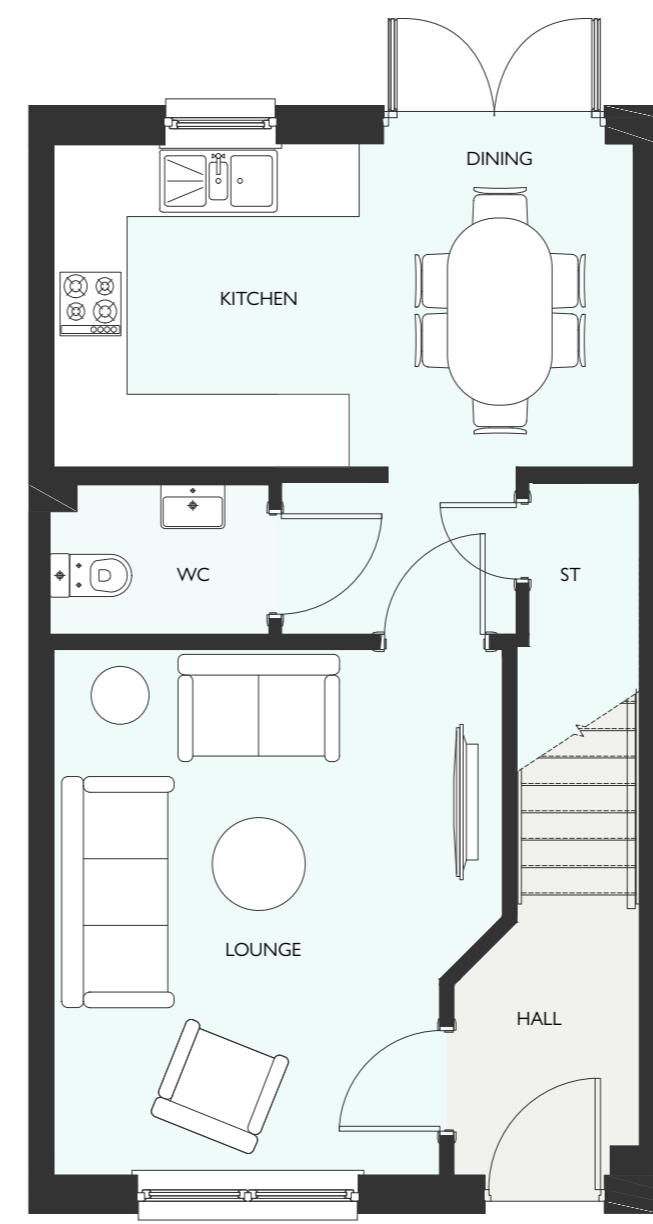
THREE BEDROOM
END-TERRACED HOME
895 SQUARE FEET

END-TERRACED

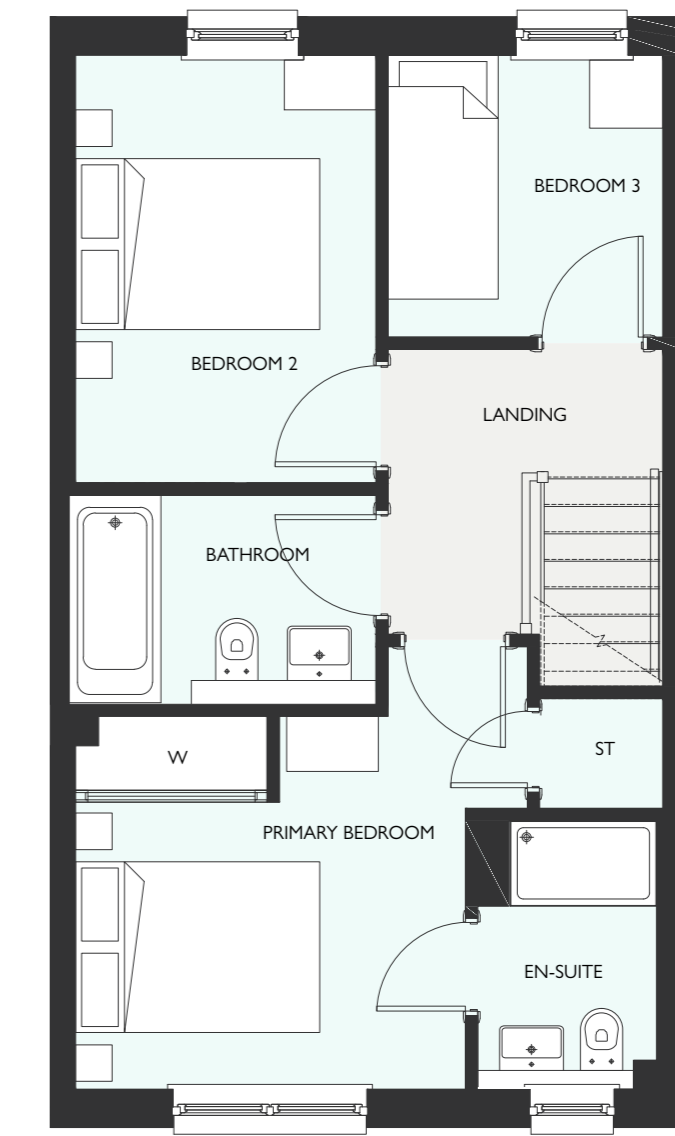
GROUND FLOOR	METRIC	IMPERIAL
Lounge	4320 x 3801	14' 2" x 12' 6"
Kitchen	2659 x 2425	8' 9" x 7' 11"
Dining	2659 x 2336	8' 9" x 7' 8"
WC	1860 x 1230	6' 1" x 4' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3815 x 3627*	12' 6" x 11' 11"
En-Suite	2195 x 1465	7' 2" x 4' 10"
Bedroom 2	3507 x 2575	11' 6" x 8' 5"
Bedroom 3	2312 x 2250	7' 7" x 7' 5"
Bathroom	2575 x 1712	8' 5" x 5' 7"

* Max

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GROUND FLOOR



FIRST FLOOR

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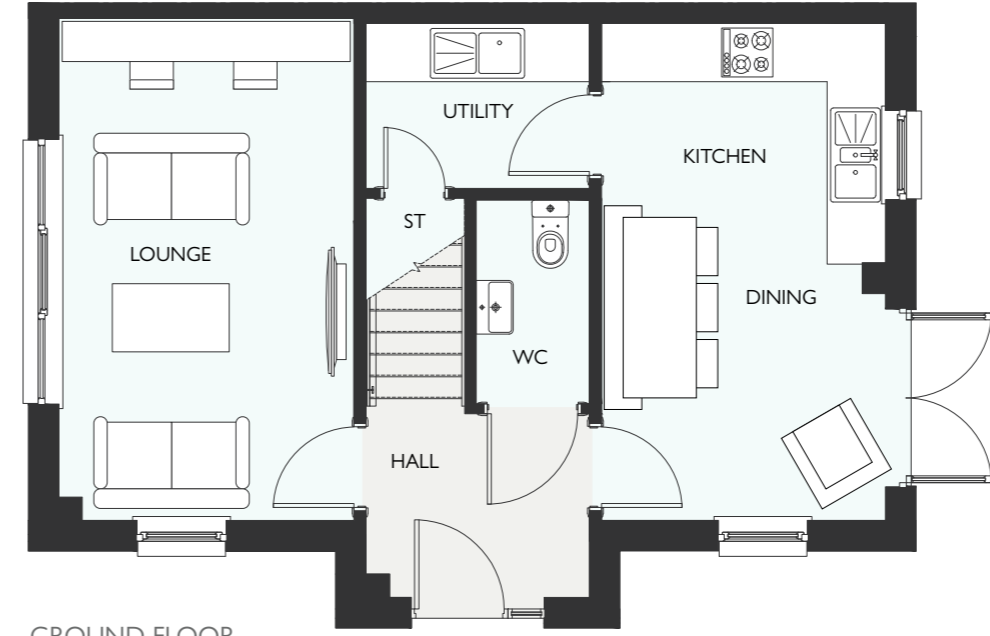


BRASINI

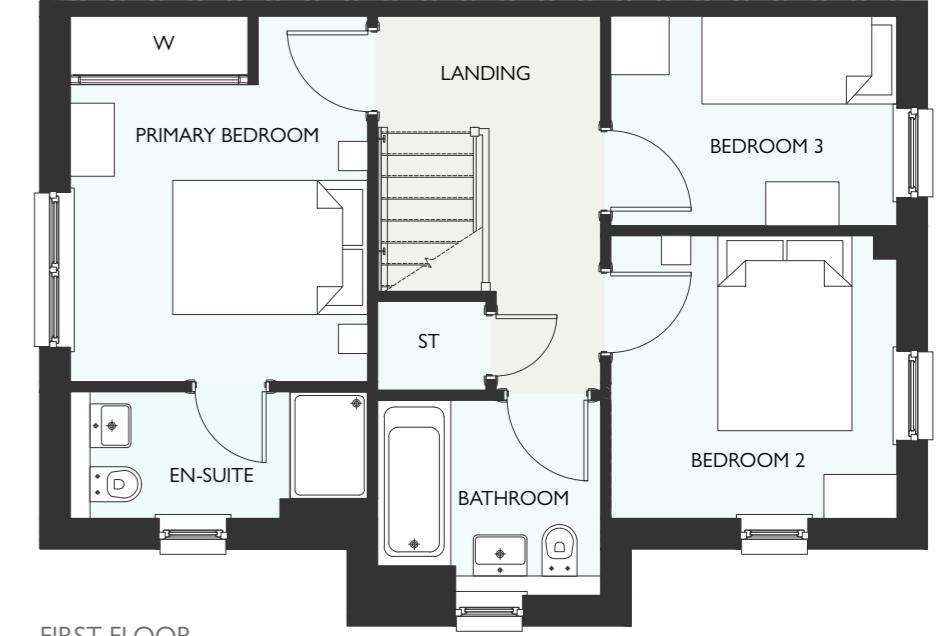
THREE BEDROOM SEMI-DETACHED/END-TERRACED HOME
975 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5150 × 3025	16' 11" × 9' 11"
Kitchen/Dining	5099 × 2913	16' 9" × 9' 7"
Utility	2289 × 1694	7' 6" × 5' 7"
WC	2090 × 1160	6' 10" × 3' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3749 × 3049	12' 4" × 10' 0"
En-Suite	3049 × 1300	10' 0" × 4' 3"
Bedroom 2	2937 × 2900	9' 8" × 9' 6"
Bedroom 3	2936 × 2149	9' 8" × 7' 1"
Bathroom	2289 × 2002	7' 6" × 6' 7"

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GROUND FLOOR



FIRST FLOOR

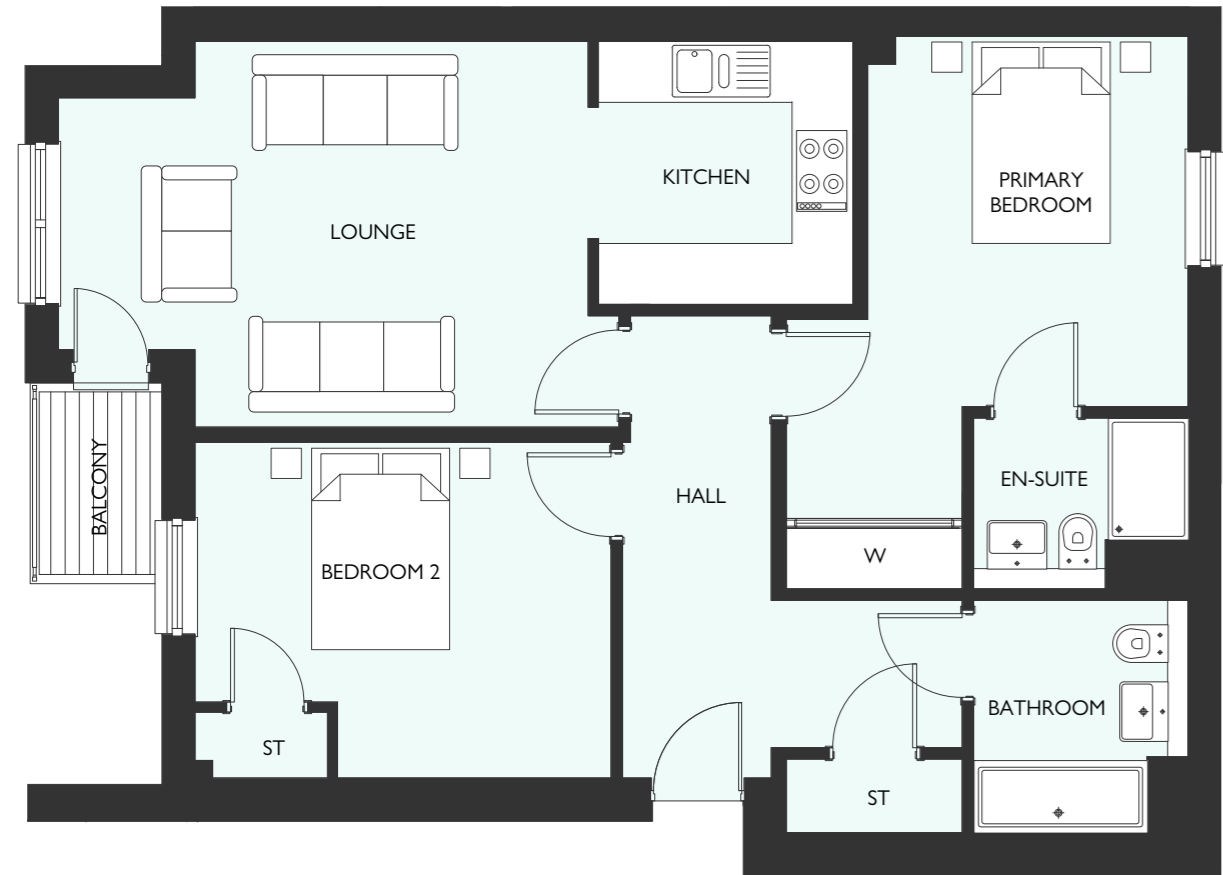
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ADLER

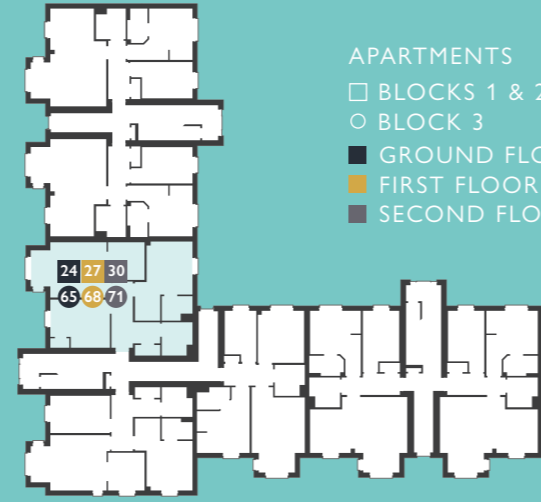
TWO BEDROOM LUXURY APARTMENT

827 SQUARE FEET



This plan was correct at the time of production and is subject to minor amendments being made.

BLOCKS 1 AND 3



- APARTMENTS
- BLOCKS 1 & 2
 - BLOCK 3
 - GROUND FLOOR
 - FIRST FLOOR
 - SECOND FLOOR

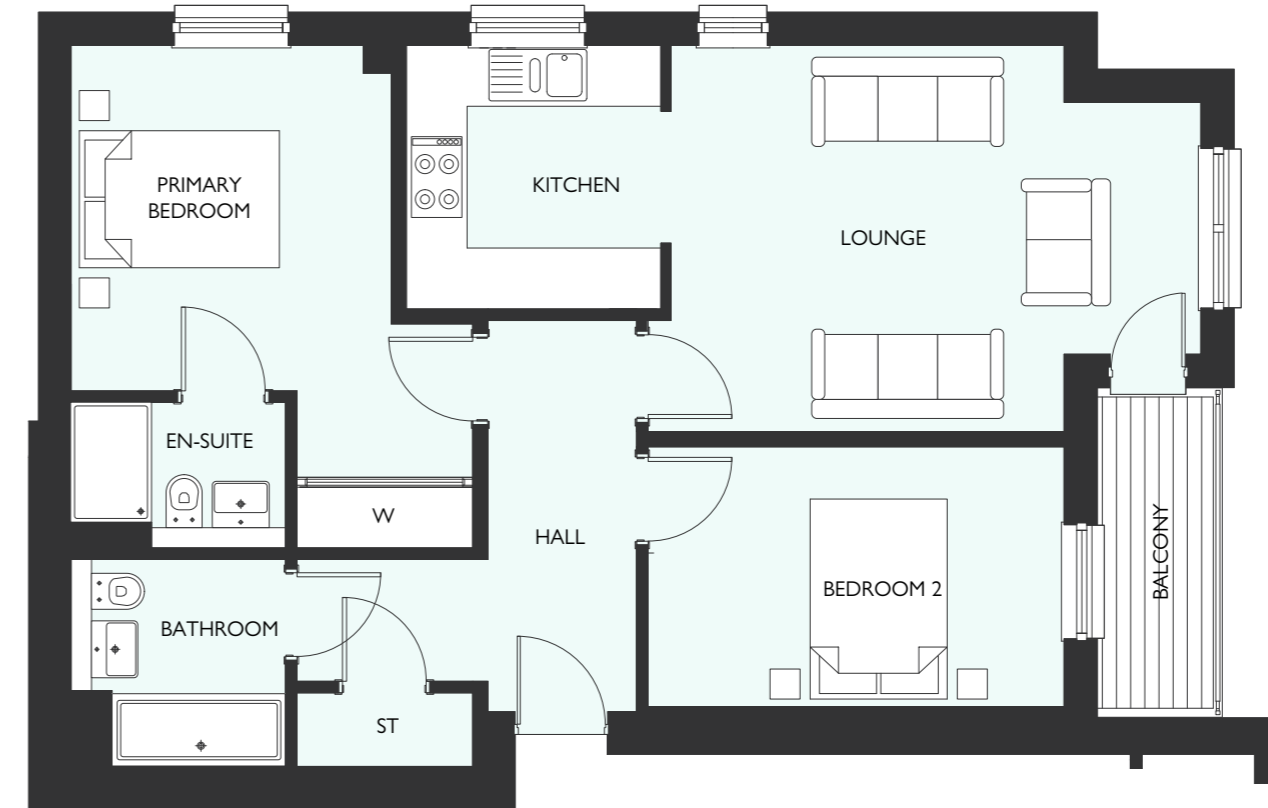
ADLER	METRIC	IMPERIAL
Lounge	5230 x 3806	17' 2" x 12' 5"
Kitchen	2600 x 2513	8' 6" x 8' 3"
Primary Bedroom	5453 x 3962	17' 9" x 13' 0"
En-Suite	2114 x 1685	6' 11" x 5' 6"
Bedroom 2	4181 x 3314	13' 9" x 10' 9"
Bathroom	2114 x 2292	6' 11" x 7' 6"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

AIKMAN

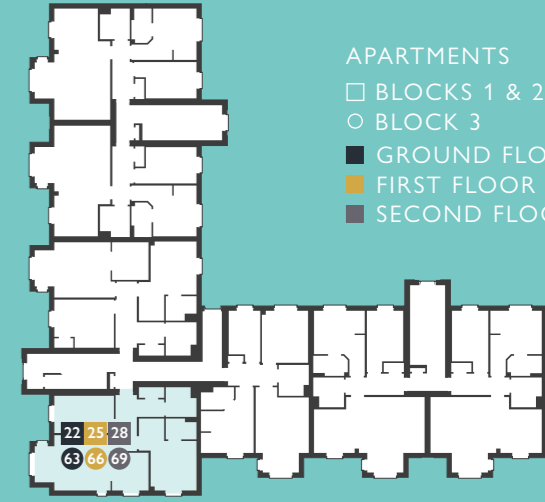
TWO BEDROOM LUXURY APARTMENT

740 SQUARE FEET



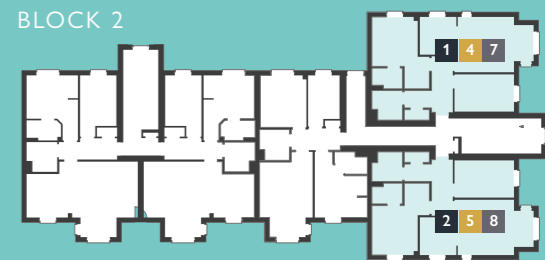
This plan was correct at the time of production and is subject to minor amendments being made.

BLOCKS 1 AND 3



- APARTMENTS
- BLOCKS 1 & 2
 - BLOCK 3
 - GROUND FLOOR
 - FIRST FLOOR
 - SECOND FLOOR

BLOCK 2

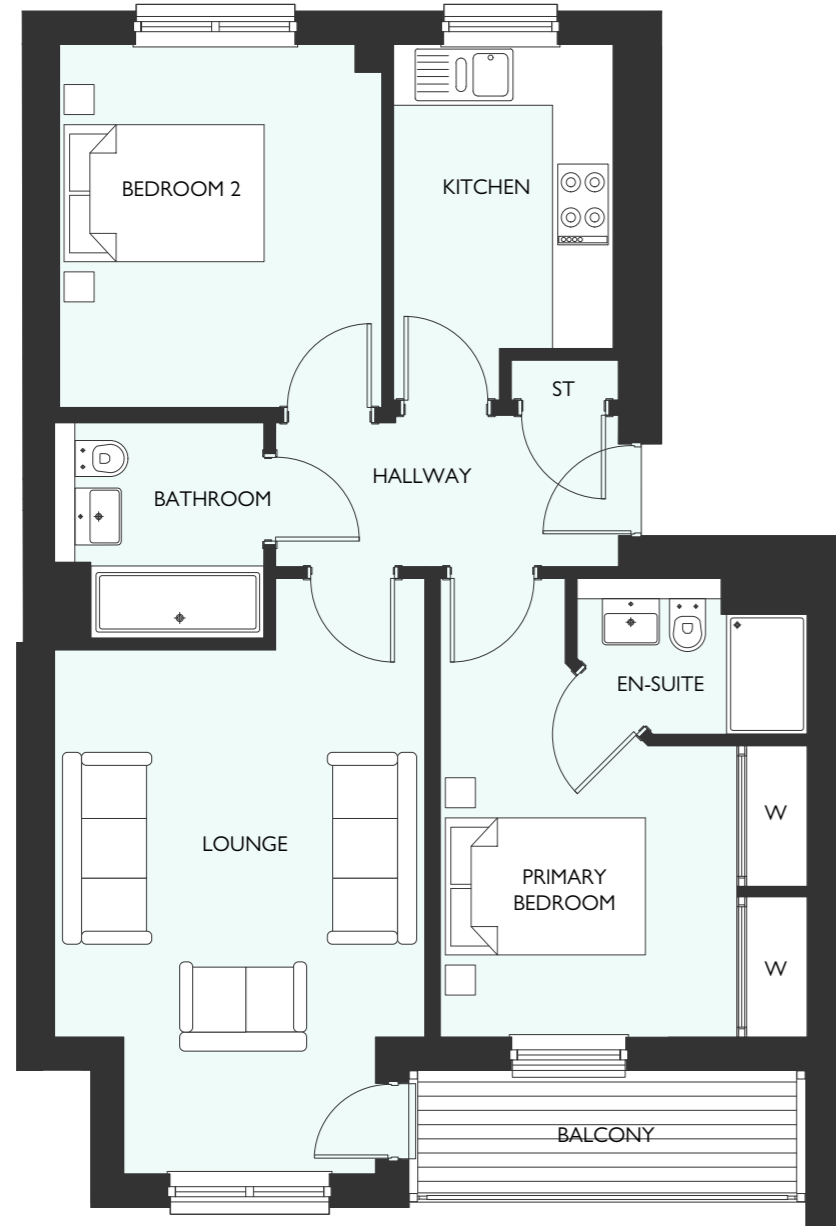


AIKMAN	METRIC	IMPERIAL
Lounge	5230 x 3812	17' 2" x 12' 5"
Kitchen	2600 x 2513	8' 6" x 8' 3"
Primary Bedroom	4958 x 3962	16' 3" x 13' 0"
En-Suite	2114 x 1435	6' 11" x 4' 8"
Bedroom 2	4181 x 2563	13' 9" x 8' 5"
Bathroom	2114 x 2043	6' 11" x 6' 8"

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BERLANT

TWO BEDROOM
LUXURY APARTMENT
692 SQUARE FEET



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BLOCKS 1 AND 3



- APARTMENTS
- BLOCKS 1 & 2
 - BLOCK 3
 - GROUND FLOOR
 - FIRST FLOOR
 - SECOND FLOOR

BLOCK 2

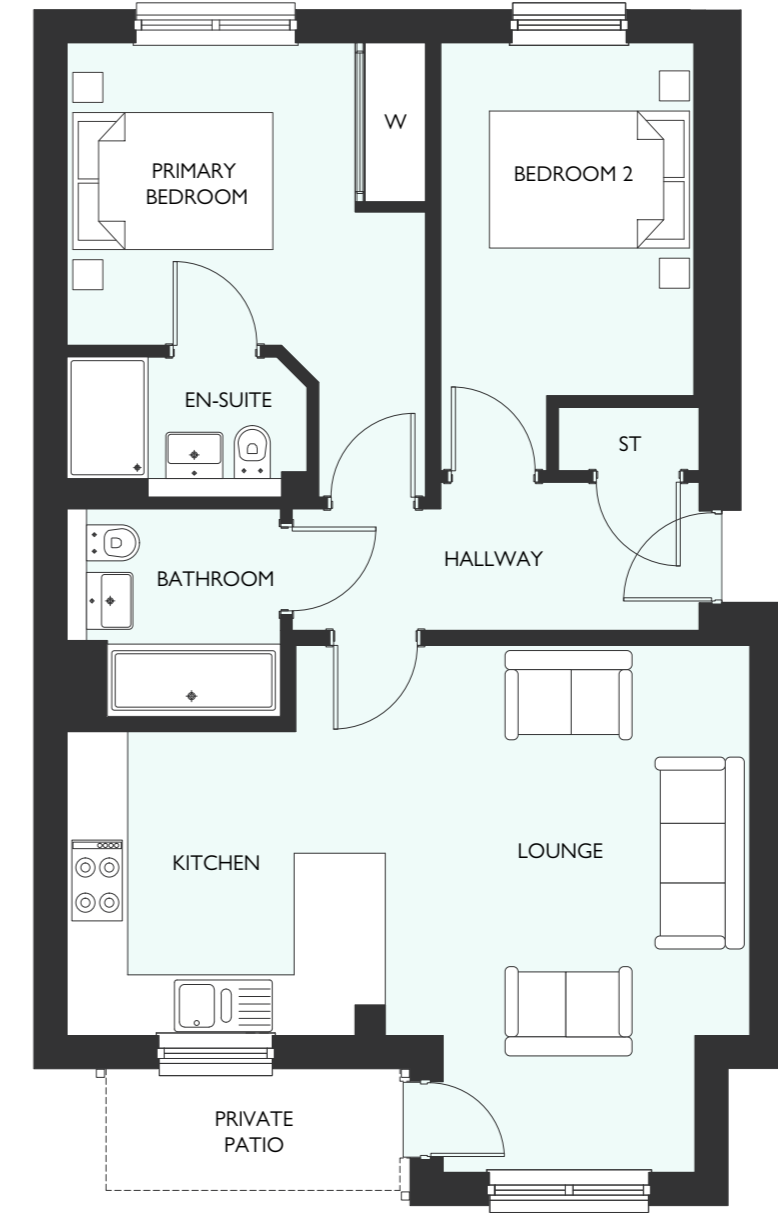


BERLANT	METRIC	IMPERIAL
Lounge	5877 x 3656	19' 3" x 12' 0"
Kitchen	3584 x 2171	7' 1" x 11' 9"
Primary Bedroom	4527 x 3430	14' 10" x 11' 3"
En-Suite	2275 x 1538	7' 6" x 5' 1"
Bedroom 2	3583 x 3180	11' 9" x 10' 5"
Bathroom	2129 x 2068	7' 0" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

EXTER

TWO BEDROOM
LUXURY APARTMENT
718 SQUARE FEET



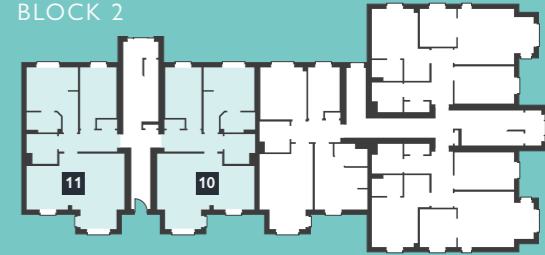
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BLOCKS 1 AND 3



- APARTMENTS
- BLOCKS 1 & 2
 - BLOCK 3
 - GROUND FLOOR

BLOCK 2

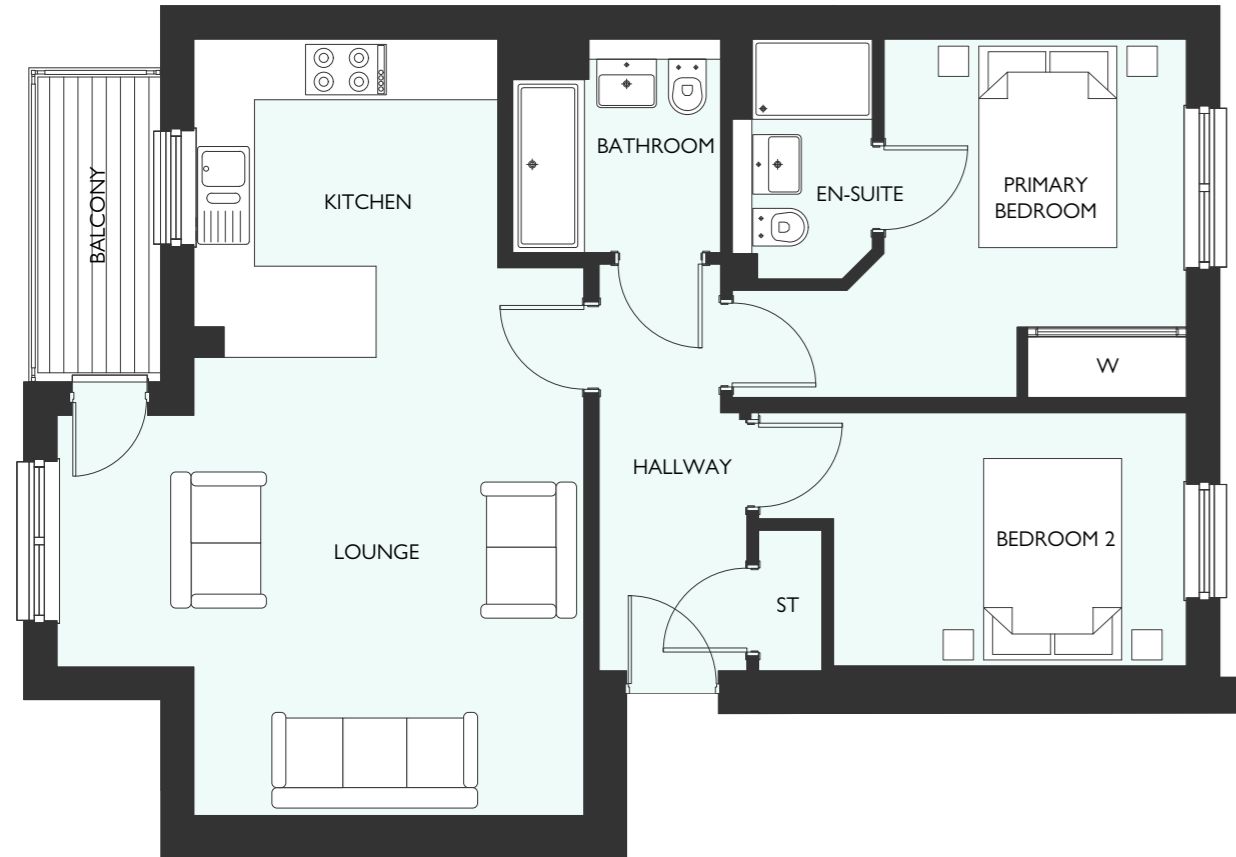


EXTER	METRIC	IMPERIAL
Lounge	5200 x 3597	17' 1" x 11' 8"
Kitchen	3100 x 3000	10' 2" x 9' 10"
Primary Bedroom	4485 x 3496	14' 9" x 11' 6"
En-Suite	2377 x 1385	7' 10" x 4' 7"
Bedroom 2	4299 x 2500	14' 7" x 8' 2"
Bathroom	2166 x 2068	6' 11" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

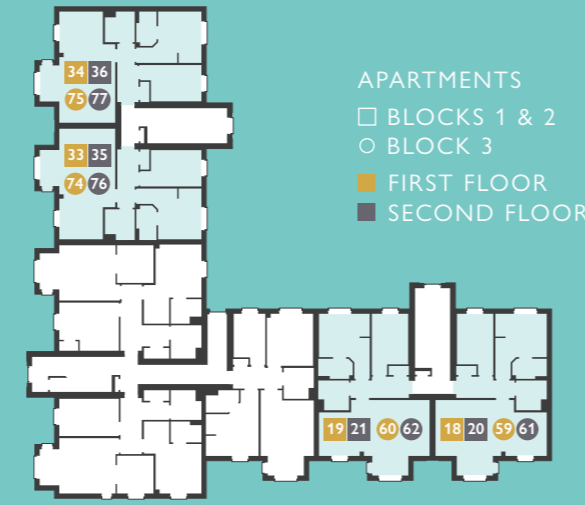
FENTON

TWO BEDROOM LUXURY APARTMENT
752 SQUARE FEET

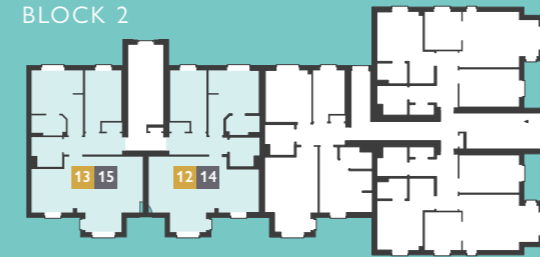


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BLOCKS 1 AND 3



BLOCK 2



FENTON	METRIC	IMPERIAL
Lounge	5200 x 4521	17' 1" x 14' 8"
Kitchen	3100 x 3000	10' 2" x 9' 10"
Primary Bedroom	4485 x 3496	14' 9" x 11' 6"
En-Suite	2377 x 1385	7' 10" x 4' 7"
Bedroom 2	4299 x 2500	14' 7" x 8' 2"
Bathroom	2116 x 2063	6' 11" x 6' 9"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.

As part of our customer journey, we'll provide you with full terms and conditions of the New Homes Quality Code. If you have access to the homeowner's hub, they will also be stored here.



COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit: robertsonhomes.co.uk/complaints-procedure/

Using the Robertson Homes complaints procedure does not affect your statutory rights.



WHAT HAPPENS NEXT?

We're more than happy to help at every stage of your home buying journey. From making a reservation to personalising your home, here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please just ask.

HOW WILL I KNOW WHEN NEW HOMES ARE RELEASED?

We'll email the release dates and prices to everyone who's registered their interest before it appears on the website.

HOW DO I RESERVE A HOME?

Before you can reserve a Robertson home, make an appointment with our sales team to go over any important information and confirm you're in a position to conclude missives within 42 days from the day you make a reservation (this includes a 14-day cooling off period). With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

Our dedicated sales team can guide you through the reservation paperwork and process fee. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

CAN I RESERVE A HOME BEFORE LAUNCH?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot, with a potential opt-in to secure an Early Bird reservation (please see heading Early Birds). If you register your interest online and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered. You can also confirm your interest with our Sales Executive.

CAN YOU HELP ME SELL MY CURRENT HOME?

Please speak to your sales team and they will happily discuss any potential assisted move schemes that may be available. Please note these would be plot and development specific.

WHAT IS AN EARLY BIRD RESERVATION?

An Early Bird Reservation allows you to pre-reserve your home before the price and date of entry have been released. It's only available on specific plots and developments, so your Sales Executive can advise you if your chosen plot or development qualifies.

If you qualify and meet our criteria, we'll ask you to pay a £150 deposit to secure your preferred home and have first option to buy when it's released for sale. This deposit is fully refundable should you decide not to proceed to full reservation once the property is released for sale.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The Consumer Protection from Unfair Trading Regulations 2008. Robertson Homes operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and Robertson Homes reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to press February 2024.



ROBERTSON HOMES

GREAT GLEN RISE

FORESTER'S WAY, INVERNESS, IV3 8FA

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HEAD OFFICE: ROBERTSON HOMES, BREMNER HOUSE, CASTLE BUSINESS PARK, STIRLING FK9 4TZ