



# Whitehills View Ainess

TRADITIONAL STYLING MEETS CONTEMPORARY LIVING



A stunning range of 2, 3 & 4 bedroom homes

[www.patmunrohomes.co.uk](http://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 North East boundary of the town, it has been sensitively developed to compliment 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 01/2022

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

## AVAILABLE FOR RESERVATION

### Phase 4 – Plots 35 to 48

House type	Description	Price
Plot 35 Gairich	4 Bedroom semi-detached Villa with integral garage	<b>£287,000</b>
Plot 36 Gairich	4 Bedroom semi-detached Villa with integral garage	<b>£287,000</b>
Plot 37 Cromarty	4 Bedroom detached Villa	<b>£297,250</b>
Plot 38 Eathie	2 Bedroom detached Bungalow	<b>Reserved</b>
Plot 39 Rosehaugh	3 Bedroom semi-detached Villa	<b>£219,500</b>
Plot 40 Rosehaugh	3 Bedroom semi-detached villa	<b>£219,500</b>
Plot 41 Rosehaugh	3 Bedroom semi- detached villa	<b>£219,500</b>
Plot 42 Rosehaugh	3 Bedroom semi- detached villa	<b>£219,500</b>
Plot 43 Gairich	4 Bedroom detached villa with family room	<b>£330,000</b>
Plot 44 Enhanced Wyvis	3 Bedroom semi-detached villa	<b>£233,500</b>
Plot 45 Enhanced Wyvis	3 Bedroom semi-detached villa	<b>£233,500</b>
Plot 46 Eathie	2 Bedroom demi-detached bungalow	<b>£190,000</b>
Plot 47 Eathie	2 Bedroom demi-detached bungalow	<b>Reserved</b>
Plot 48 Cromarty	4 bedroom detached villa	<b>£297,250</b>
Plot 63 Rosehaugh	3 Bedroom detached villa	<b>£239,000</b>

Properties can be reserved for a fee of £500.00. Entry dates by arrangement.

Entry dates are available as soon as August 2022 on selected properties.

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 (choose from our extensive range) and includes an oven, hob and extractor hood.

Bathrooms include contemporary white ware and your choice of tiles (choose from our extensive range) styles to suit all tastes\*.

With a range of options available on request you have the option to tailor your new home to meet your own requirements\*.

\*Subject to stage of construction.

## 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 3<sup>rd</sup> exit and follow the road around where it bends right. Whitehills View is 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:**

Pat Munro (Alness) Ltd  
3 Dail Nan Rocas  
Teaninich Industrial Estate  
Alness  
IV17 0PH

**Tel:** 01349 800019  
**Fax:** 01349 882019

**Email:** [info@patmunrohomes.co.uk](mailto:info@patmunrohomes.co.uk)  
**Web:** [www.patmunrohomes.co.uk](http://www.patmunrohomes.co.uk)



@Pat.Munro.Homes



@PatMunroHomes



@PatMunroHomes



[info@patmunrohomes.co.uk](mailto:info@patmunrohomes.co.uk)



[www.patmunrohomes.co.uk](http://www.patmunrohomes.co.uk)



# 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 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), fuelled 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 BT 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 a choice from an extensive range of luxury cabinets, worktops, matching upstand and glass splashback 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 choices with a stainless-steel single bowl sink and pillar taps and include plumbing and electrics for a washing machine and tumble drier (House type dependant).

# 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 panelled 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.

A range of options are available, **choices and options are subject to stage of construction at the point of reservation, please ask your customer representative for more details.**



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 Buildmark 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](http://www.nhbc.co.uk)



Pat Munro Homes also comply with the Consumer Code for Homebuilders which ensures fairness and transparency for purchaser 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](http://www.consumercodeforhomebuilders.com)



[info@patmunrohomes.co.uk](mailto:info@patmunrohomes.co.uk)



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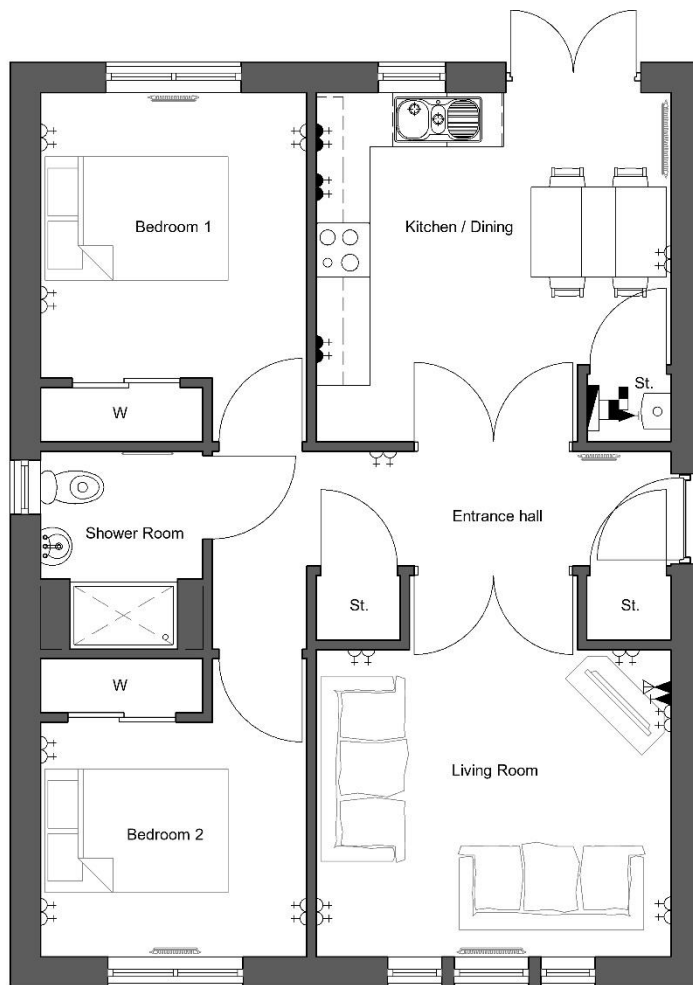
# Eathie Detached

2 bedroom detached & semi-detached bungalow





The **Eathie** is an attractive 2 bedroom bungalow, perfect as a starter home, or for those downsizing.



ROOM	SIZE (m)
Lounge	3.41 x 3.94
Kitchen	3.88 x 3.94
Shower Room	2.20 x 1.80
Bedroom 1 *	3.17 x 2.96
Bedroom 2 *	2.61 x 2.96
<b>Gross Internal Area</b>	<b>67.20m<sup>2</sup></b>

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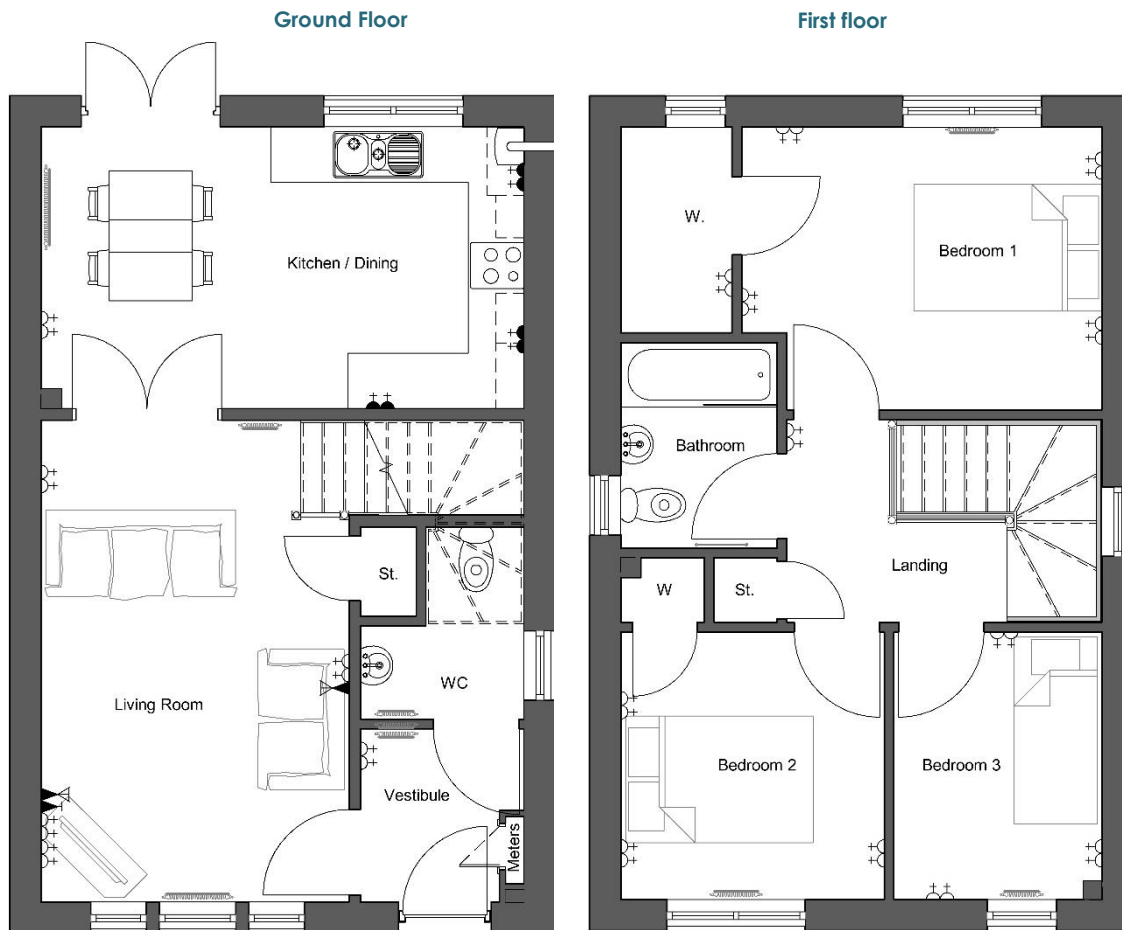
\*Dimensions exclude wardrobes and stores. Copyright Pat Munro (Ales) Ltd ©

# 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



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
<b>Gross Internal Area</b>	<b>86.48 m<sup>2</sup></b>

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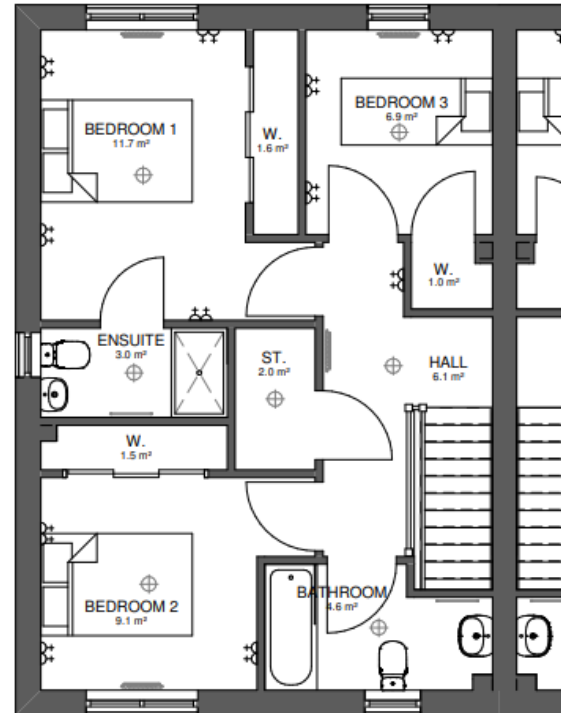
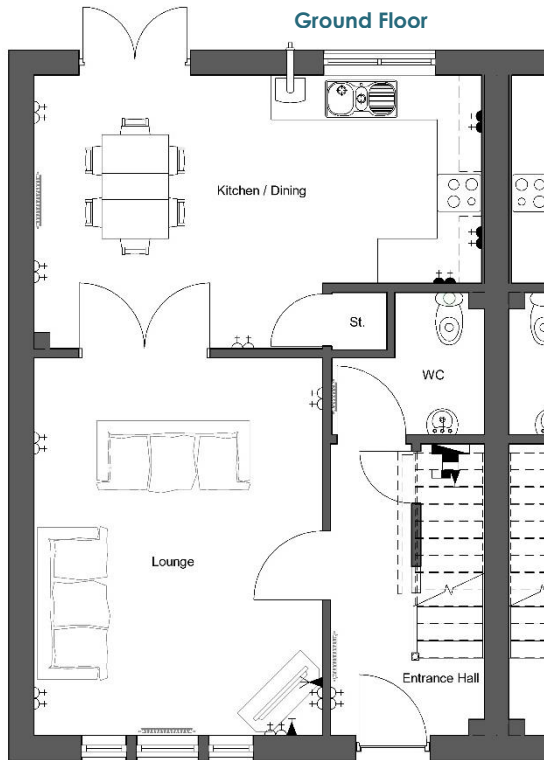
\*dimensions exclude wardrobes and stores. Copyright Pat Munro (A)less) Ltd ©

# 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 x	Bedroom 2 *	2.86 x 2.90	<b>Gross Internal Area</b>	<b>107.4m<sup>2</sup></b>

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

# Gairich

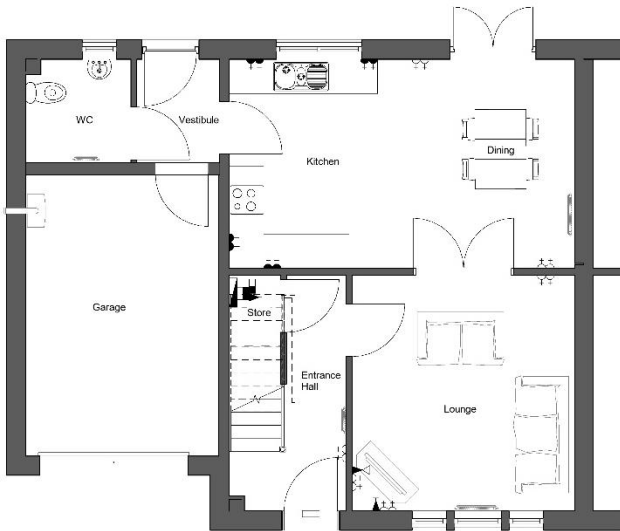
single garage

4 Bedroom detached & semi-detached villa with

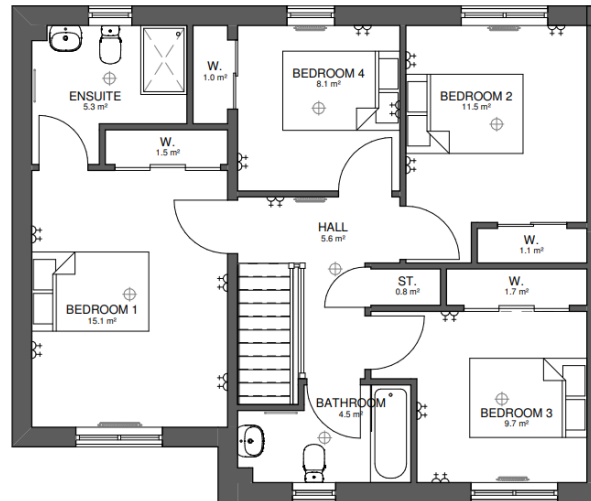


The **Gairich** is a beautiful 4 bedroom semi-detached property, with great living space, a stunning master bedroom with en-suite and a single integral garage.

Ground Floor



First floor

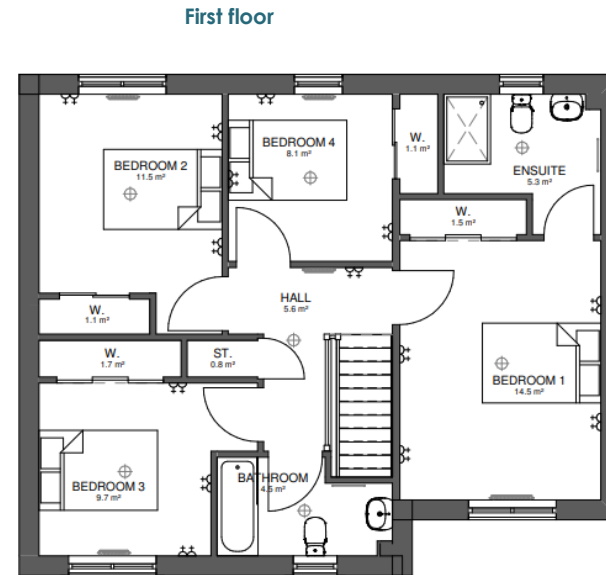
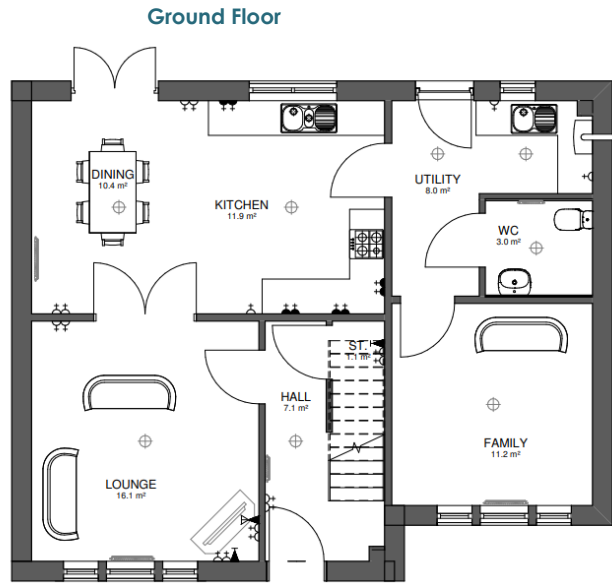


ROOM	SIZE (m)	ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	4.13 x 3.90	Bedroom 1 *	4.45 x 3.40	Bedroom 4*	2.87 x 2.81
Kitchen / Dining	3.67 x 6.05	En-suite	1.70 x 2.69	Bathroom	1.70 x 3.00
W/C	1.81 x 1.84	Bedroom 2 *	3.41 x 3.13	<b>Gross Internal Area</b>	<b>127.30m<sup>2</sup></b>
Garage	4.94 x 3.40	Bedroom 3 *	2.97 x 3.74		

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

The **Gairich** is also available detached with the garage converted into a family room with great space for all the family, a stunning master bedroom with en-suite.



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	<b>Gross Internal Area</b>	<b>127.30m<sup>2</sup></b>
Family Room	4.95 x 3.41	Bedroom 3 *	2.97 x 3.74		

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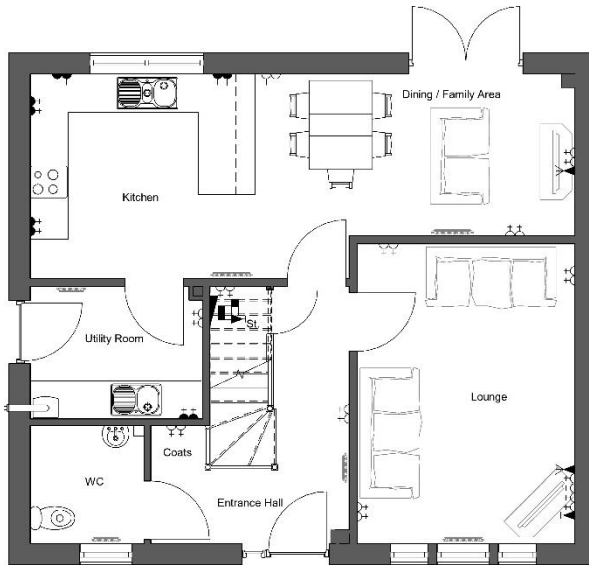
# Cromarty

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









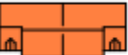
ROOM	SIZE (m)	ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	4.72 x 3.44	Bedroom 1 *	3.38 x 3.71	Bedroom 4*	2.93 x 3.03
Kitchen / Dining	3.22 x 8.60	En-suite	2.24 x 1.96	Bathroom	2.10 x 2.05
Utility Room	2.10 x 2.72	Bedroom 2 *	2.95 x 2.72	<b>Gross Internal Area</b>	<b>127.28m<sup>2</sup></b>
W/C	1.86 x 1.80	Bedroom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

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# Whitehills View Site Plan



House Types	Plots
 Eathie Semi-Detached (2 bed - Bungalow)	46 & 47
 Eathie Detached (2 bed - Bungalow)	38
 Rosehaugh Semi-Detached (3 bed - 2 Storey house)	39; 40; 41 & 42
 Enhanced Wyvis Semi-Detached (3 bed - 2 Storey house)	44 & 45
 Cromarty Detached (4 bed - 2 Storey house)	37 & 48
 Gairich Detached (4 bed - 2 Storey house)	43
 Gairich Semi-Detached (4 bed - 2 Storey house)	35 & 36



## PH 3&4 Marketing Plan

1 : 1000

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, fibre boxes or utility markers