



TORVEAN
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 cinema rooms to garden rooms, from mud rooms to dressing rooms, there's a place for everything here.

Kitchens are big, bright and open plan with breakfast bars, and extra room for sofas to relax and socialise. Most of our bedrooms are double sized with plenty of storage, many with en-suites or Jack and Jill bathrooms with separate showers.

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



THERE'S LIGHT. THEN THERE'S MAKING THE MOST OF EVERY RAY

Even on the dullest days, natural light floods through a Robertson home. It's all thanks to the beautiful arrangement and placement of the windows in every room, especially the one in the Garden Room. Each one has a statement Cathedral-style window – one of Robertson Homes' signature features. Its size and impeccable design is in perfect unison with the scale of the room and height of the ceiling.

It also gives you a beautiful view of the great outdoors, whether this is over your private garden or offering a tantalising glimpse of the natural surroundings beyond the home. Letting the outdoors in by encouraging a flow of natural daylight, not only makes your home look even more spacious but it can help support feelings of well-being all year round.





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 both the kitchen and utility room.

Crafted units have soft-close doors and drawers with the option to add an integrated wine cooler. Appliances such as ovens, microwaves, dishwashers, 4 or 5 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 slimline LED lighting and downlighters, controlled from satin chrome switch plates.





STYLE THAT'S MADE WITH SUBSTANCE

From pampering nights to getting the family ready for bed, it's all done in sumptuous style here. We've chosen contemporary sanitary ware by top international brand Laufen, complemented by stylish chrome taps and fittings by Hansgrohe. There's a choice of wall tiling* from the Collinsons range, with half-height tiling around the bath, plus full-height tiling around showers.

Each bathroom, en-suite and cloakroom features elegant design and superior specification. En-suites have thermostatic showers, with low-profile trays and quality glass and chrome doors, cabinets and fittings. Family bathrooms and en-suites have heated towel rails and modern downlighters.

*Subject to construction stage



EVERYTHING YOU WOULDN'T EXPECT

There's no such thing as everyday here. Instead get more from living every day in rooms designed with real purpose, function and joy. Cinema rooms turn film nights into family adventures, mud rooms take the drama out of dirty boots and mucky paws, and studies can transform your workspace into a virtual sanctuary. From dressing rooms to garden rooms, from wine coolers to warming drawers, whatever you enjoy doing, you'll find your perfect space here.





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

If you love city living but crave the sights and sounds of the country, Torvean gives you the best of both worlds. Located on the south west side of the cultural capital of the Scottish Highlands, it overlooks the new Kings Golf Course which opens out into 400 enviable acres of beautiful mature parkland.

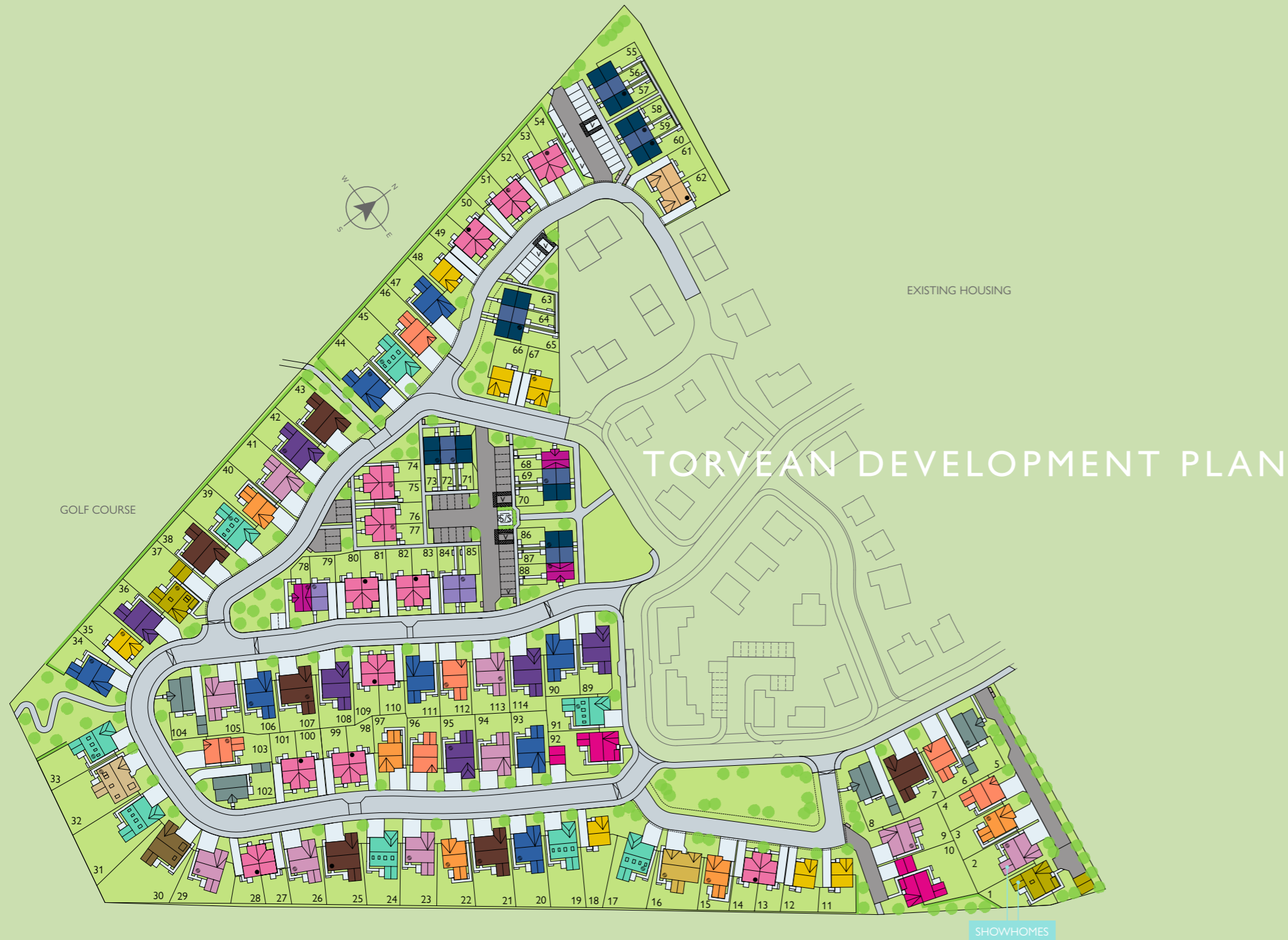
With magnificent views of The Great Glen Way, and glimpses of the Caledonian Canal and Loch Ness, a world of biking trails, walking routes and outdoor activities are on your doorstep in this truly sought-after location. Unplug and get exploring at Ness Islands, a natural group of islands linked by winding paths and beautiful Victorian footbridges. Perfect for a spot of seal watching.

Torvean has a wonderful community vibe and everything it needs to welcome everyone from young

professionals to growing families. There are two major supermarkets within walking distance, a tempting array of pubs and restaurants and exciting indoor and outdoor sports at the Inverness Leisure & Aqua Dome.

A 10 minute walk is all it takes to reach the excellent local schools: Kinmylies Primary School and Charleston Academy. You're also within easy reach of the University of the Highlands and Islands.

Take commuting in your stride too, with the new Torvean Swing Bridge giving you quick and direct access to the A9, A96 and A82. A 10 minute drive takes you to the centre of Inverness and beyond, with a little help from Inverness railway station and Inverness Airport.



- ALEXANDER SEMI
 - ALEXANDER MID
 - ALEXANDER END
 - BEHRENS SEMI
 - BRASINI
 - CORNELL SEMI
 - CORNELL
 - CLEMENTE GARDEN ROOM
 - CORTONA GARDEN ROOM
 - ELLIOT GARDEN ROOM
 - GUIMARD
 - HUTTON GARDEN ROOM
 - LAWRIE GARDEN ROOM
 - LEONARDO GARDEN ROOM
 - MACKINTOSH GARDEN ROOM
 - MITCHELL GARDEN ROOM
 - LAWRIE GRAND
 - LEONARDO GRAND
 - MACKINTOSH GRAND
 - MITCHELL GRAND
- DENOTES OPPOSITE HANDING



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 like a larger hob, warming drawer or wine cooler, luxury work surfaces, tiling and door choices.”

Ryan Thomson,
Finishing Touches Manager



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

	ALEXANDER	BEHRENS	BRASINI	CORNELL	CLEMENTE GARDEN ROOM	CORTONA GARDEN ROOM	ELLIOT GARDEN ROOM	GUIMARD	HUTTON GARDEN ROOM	LAVRIE GARDEN ROOM	LEONARDO GARDEN ROOM	MACKINTOSH GARDEN ROOM	MITCHELL GARDEN ROOM	LAVRIE GRAND	LEONARDO GRAND	MACKINTOSH GRAND	MITCHELL GRAND
Kitchen	Stainless Steel 1.5 bowl sink with Chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Stainless Steel single oven by AEG	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
	Stainless Steel single oven & stainless steel Microwave in tall unit by AEG	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Fridge/Freezer by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 4 Zone with extractor by AEG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
	Induction hob – 5 Zone by AEG with stainless steel 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*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom & en-suites	Stainless Steel single bowl sink with drainer & chrome mixer tap in utility	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN VAL slimline basin with HANSGROHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN under-basin vanity unit to Primary bedroom en-suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	LAUFEN PRO back to wall pan, slimline soft close seat & dual flush reef plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer HANSGROHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobes	Thermostatic shower HANSGROHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	COLLINSONS Half-height tiling to 3 walls around bath & tiled bulkhead with chrome tile edging, full height tiling to shower	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Downlighters in main bathroom & en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wardrobe to Primary Bedroom, solid or glazed doors with internal pack*	■	■	■	■	■	■	-	■	■	■	-	-	-	-	-	-
Security & external	Walk-in-wardrobe	-	-	-	-	-	✓	-	-	-	✓	✓	✓	✓	-	-	✓
	Wardrobe to bedroom 2, mirror sliding with internal pack	◆	-	◆	◆	◆	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	High performance entrance door & security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Alarm	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
	Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slabbing / Patio to rear of house	Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	External tap	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆

*Subject to construction stage



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"

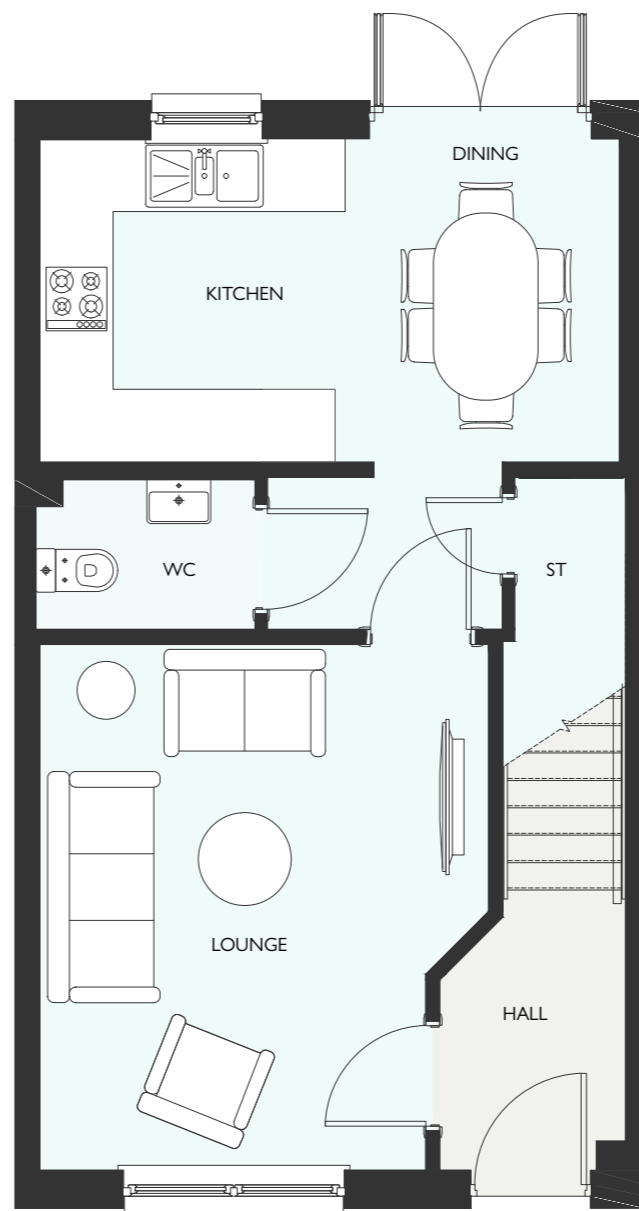
SEMI-DETACHED/END-TERRACED

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"

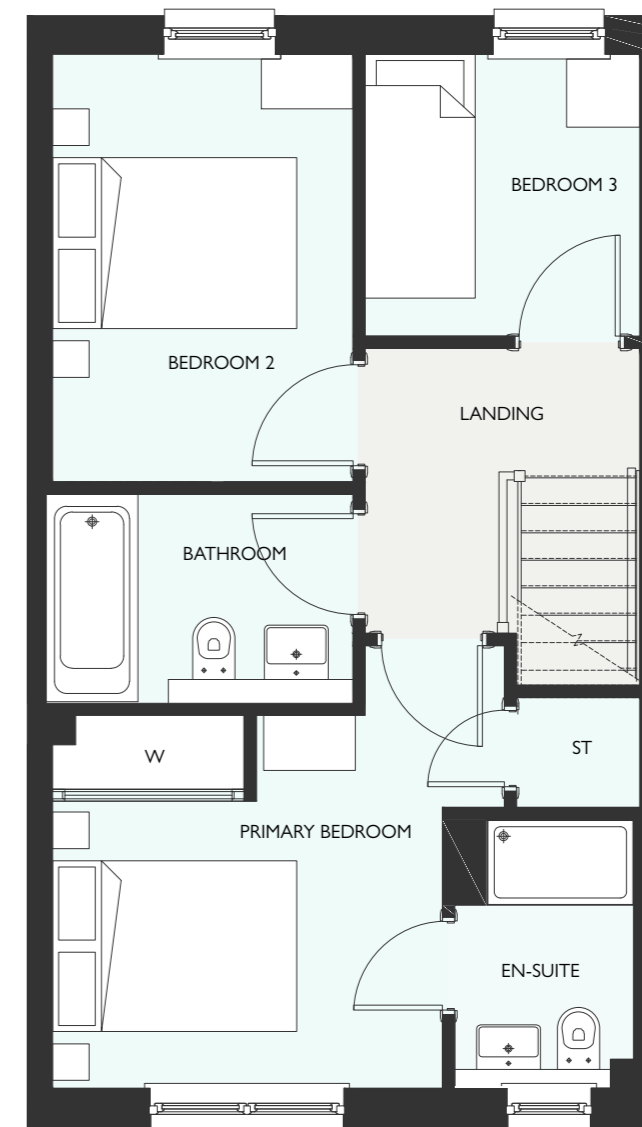
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3815 x 3627*	12' 6" x 11' 11"
En-Suite	2195 x 1465	7' 2" x 4' 10"
Bedroom 2	3507 x 2575	11' 6" x 8' 5"
Bedroom 3	2312 x 2250	7' 7" x 7' 5"
Bathroom	2575 x 1712	8' 5" x 5' 7"

* Max

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



FIRST FLOOR

ALEXANDER

THREE BEDROOM
MID-TERRACED HOME
877 SQUARE FEET

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

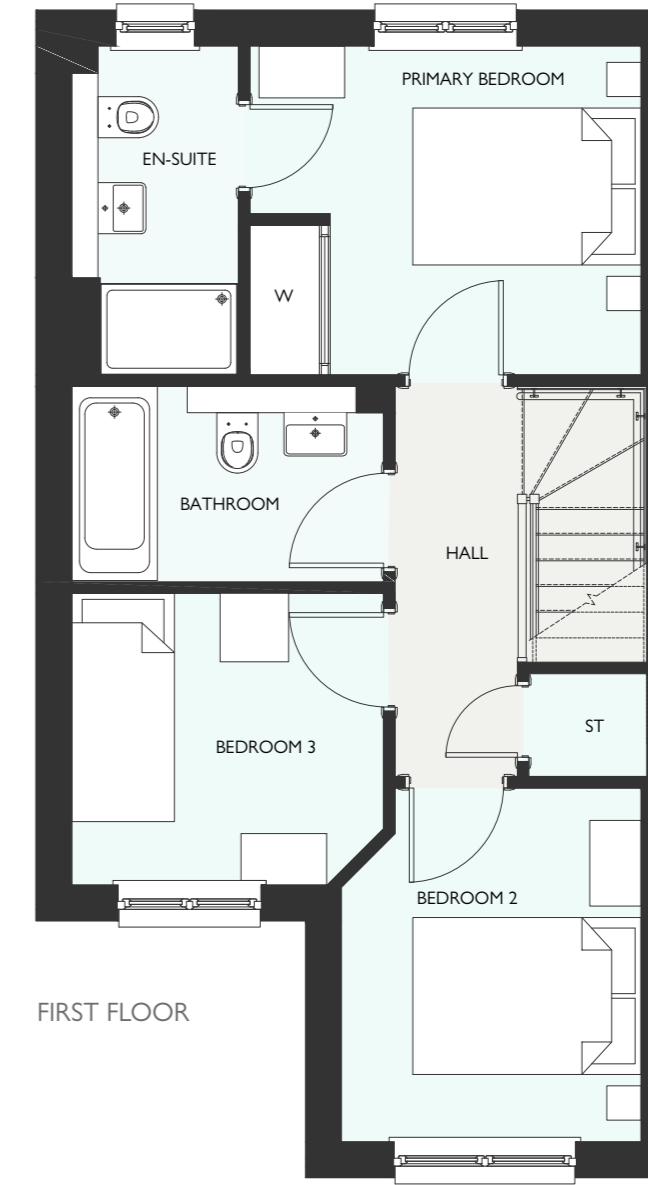
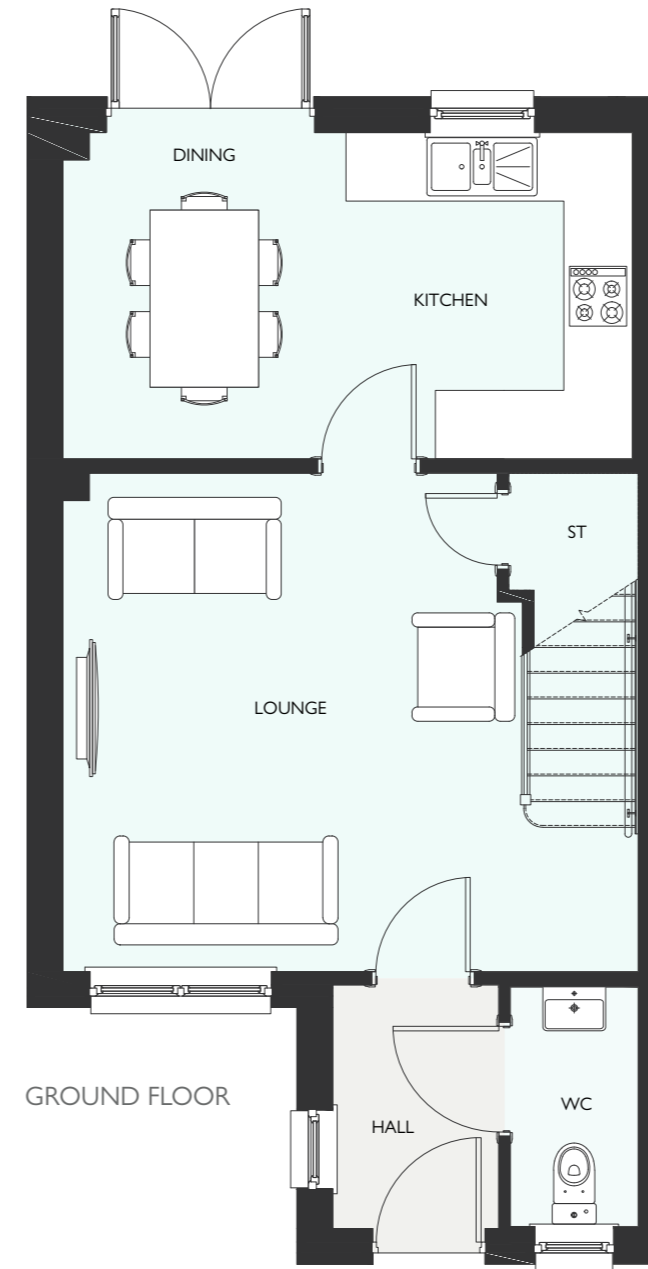


BEHRENS

THREE BEDROOM
SEMI-DETACHED HOME
922 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4368 x 4026	14' 4" x 13' 2"
Kitchen/Dining	4988 x 2859	16' 5" x 9' 5"
WC	2089 x 1120	6' 10" x 3' 8"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3425 x 2882	11' 3" x 9' 5"
En-Suite	2882 x 1460	9' 5" x 4' 9"
Bedroom 2	3100 x 2625	10' 2" x 8' 7"
Bedroom 3	2732 x 2555	9' 0" x 8' 5"
Bathroom	2732 x 1712	9' 0" x 5' 7"

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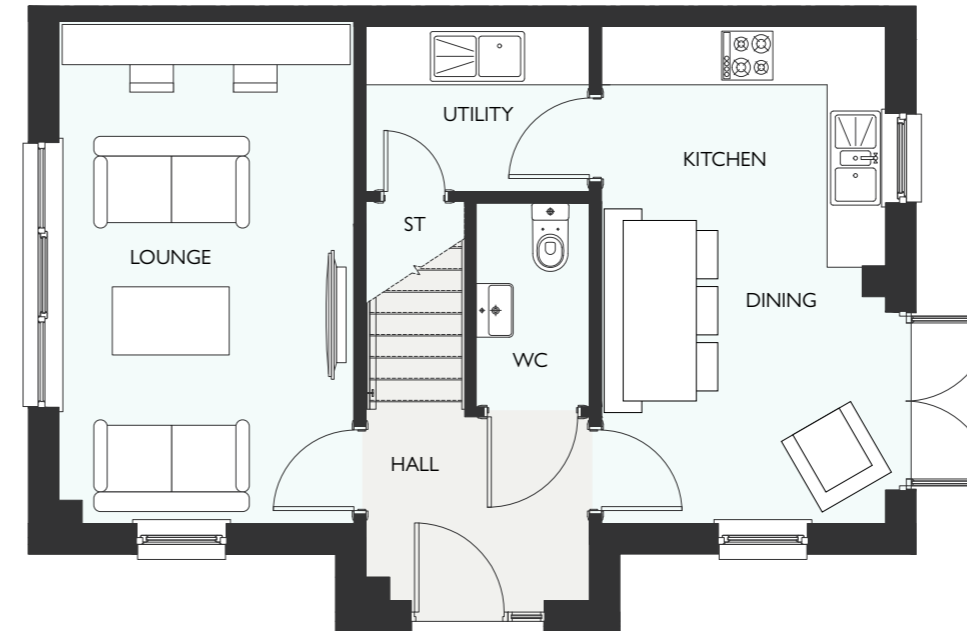


BRASINI

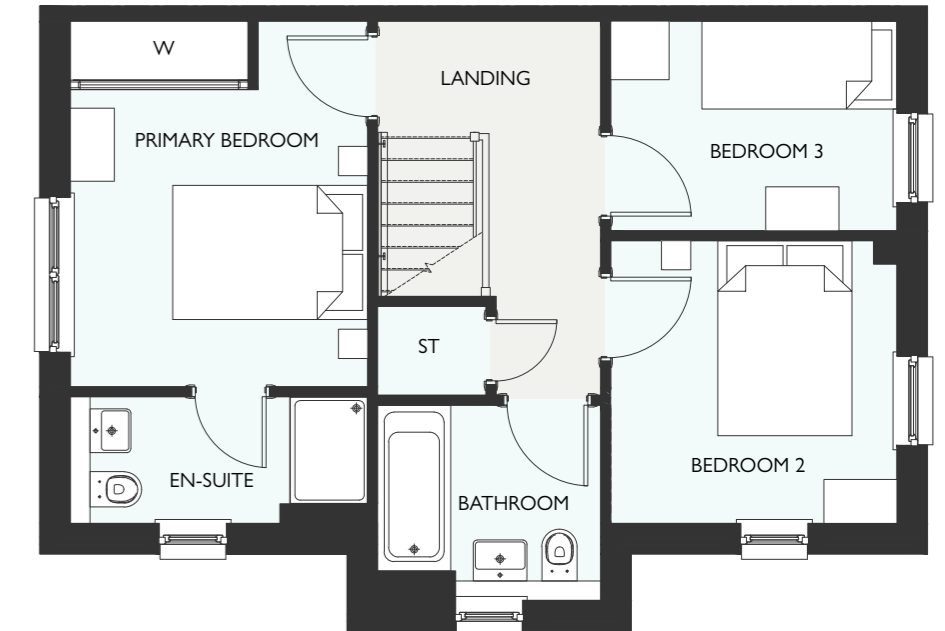
THREE BEDROOM SEMI-DETACHED/END-TERRACED HOME
975 SQUARE FEET

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



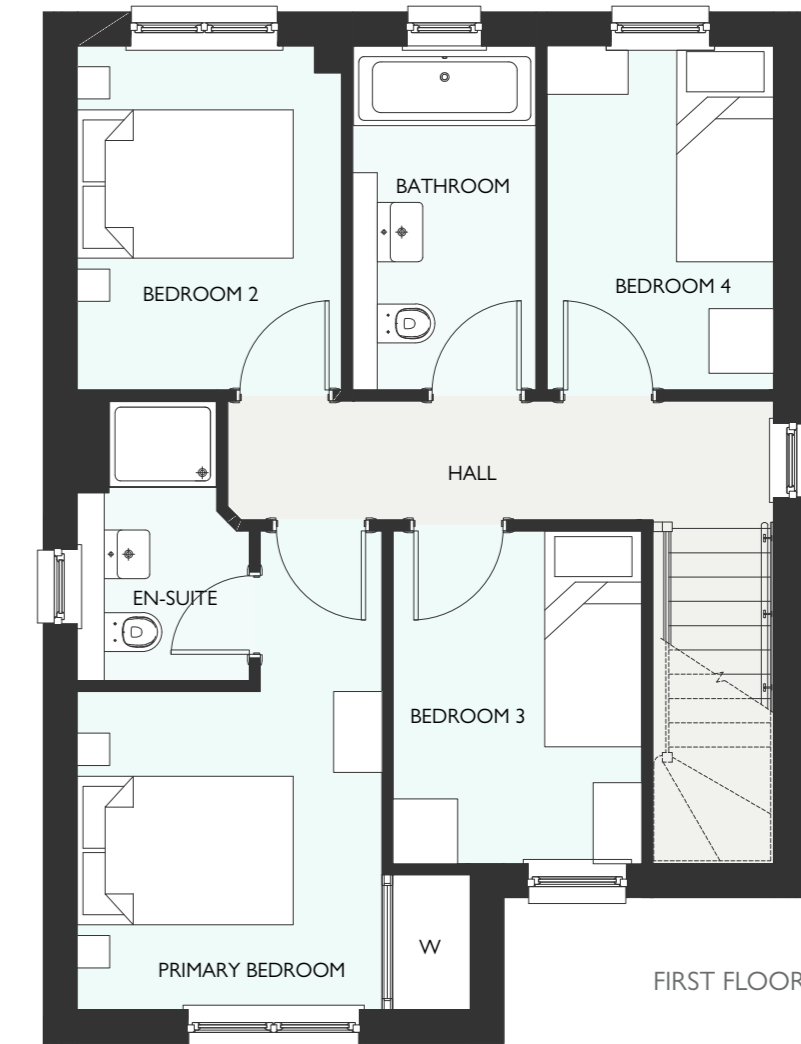
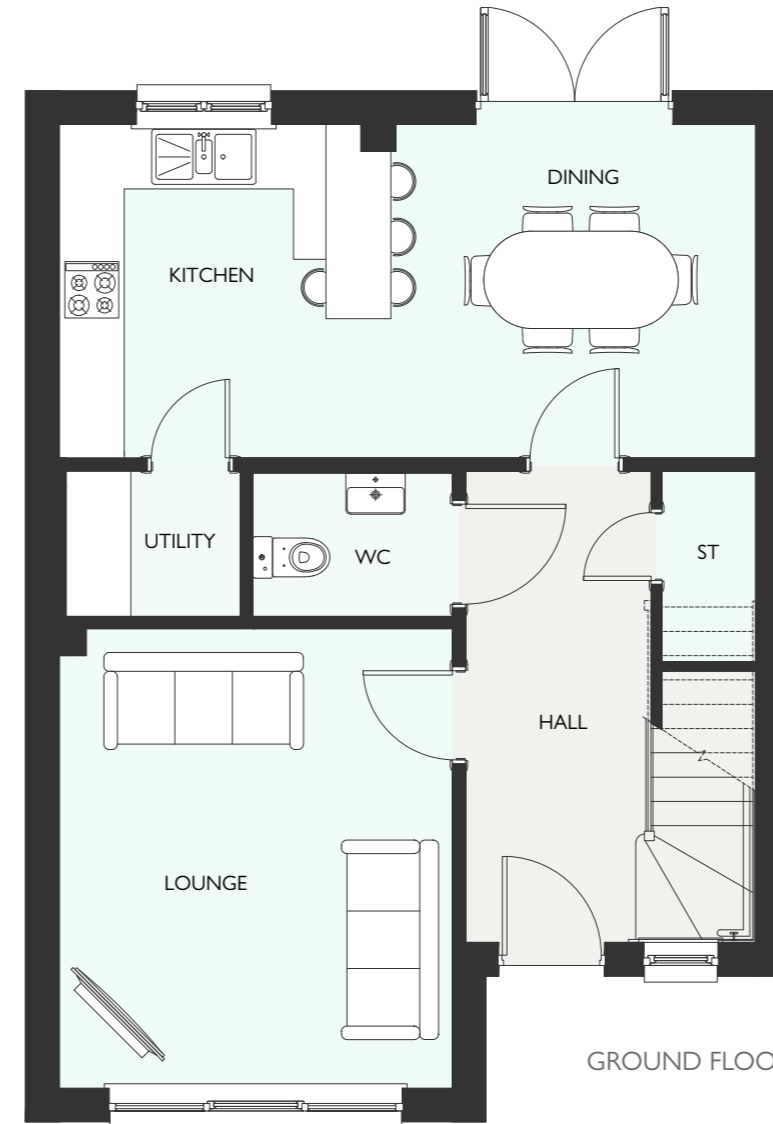
CORNELL

FOUR BEDROOM SEMI/DETACHED HOME
1158 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4256 x 3639	14' 0" x 11' 11"
Kitchen/Dining	6451 x 3088	21' 2" x 10' 2"
Utility	1613 x 1343	5' 3" x 4' 5"
WC	1844 x 1325	6' 1" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4434 x 3639*	14' 7" x 11' 11"
En-Suite	2592 x 1594	8' 6" x 5' 3"
Bedroom 2	3188 x 2448	10' 6" x 8' 0"
Bedroom 3	3084 x 2306	10' 1" x 7' 7"
Bedroom 4	3188 x 2100	10' 6" x 6' 11"
Bathroom	3188 x 1701	10' 6" x 5' 7"

*Max

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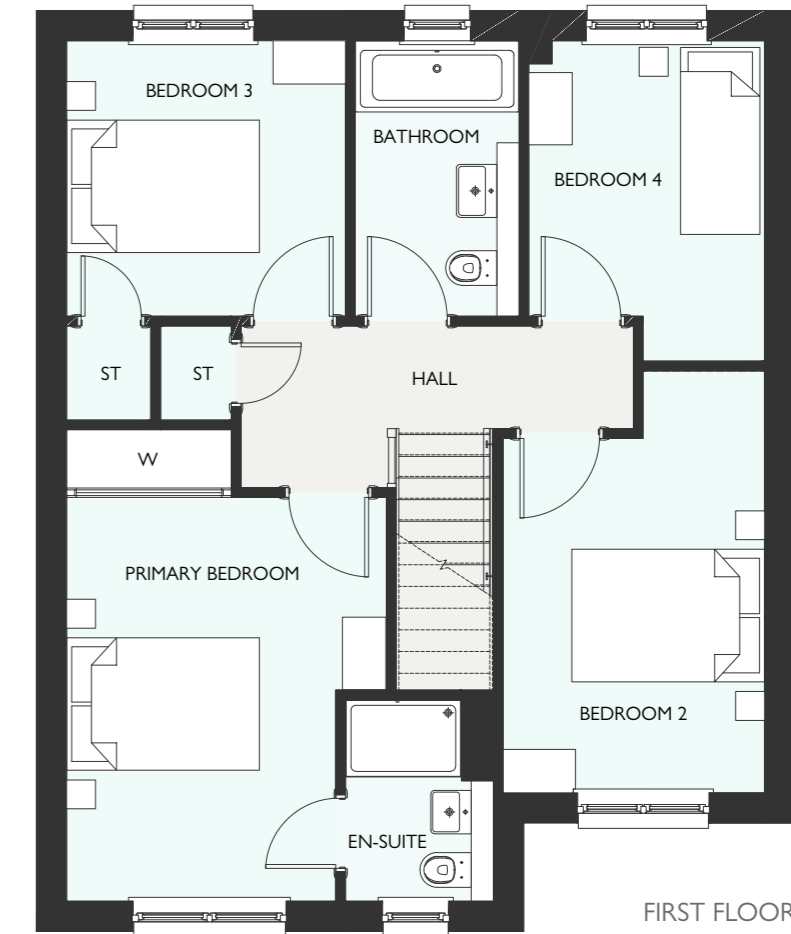
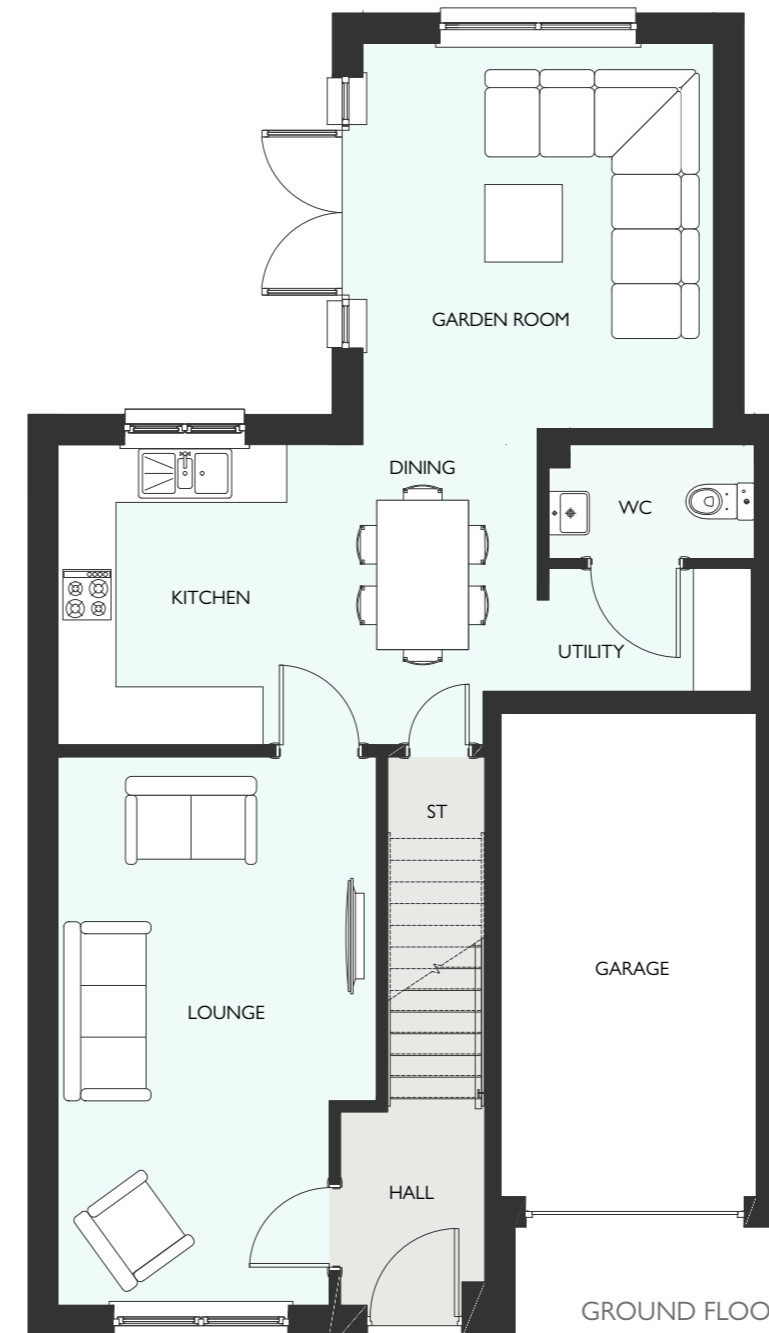
CLEMENTE GARDEN ROOM

FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE
1326 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5687 x 3302	18' 8" x 10' 10"
Kitchen/Dining	4970 x 3113	16' 3" x 10' 3"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2117 x 1278	6' 11" x 4' 2"
WC	2132 x 1181	7' 0" x 3' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4891 x 3316	16' 1" x 10' 11"
En-Suite	2689 x 1533	6' 10" x 5' 0"
Bedroom 2	4377 x 2712*	14' 4" x 8' 11"
Bedroom 3	2892 x 2859	9' 6" x 9' 5"
Bedroom 4	3324 x 2445	10' 11" x 8' 0"
Bathroom	2858 x 1700	9' 5" x 5' 7"

*Max

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CORTONA GARDEN ROOM

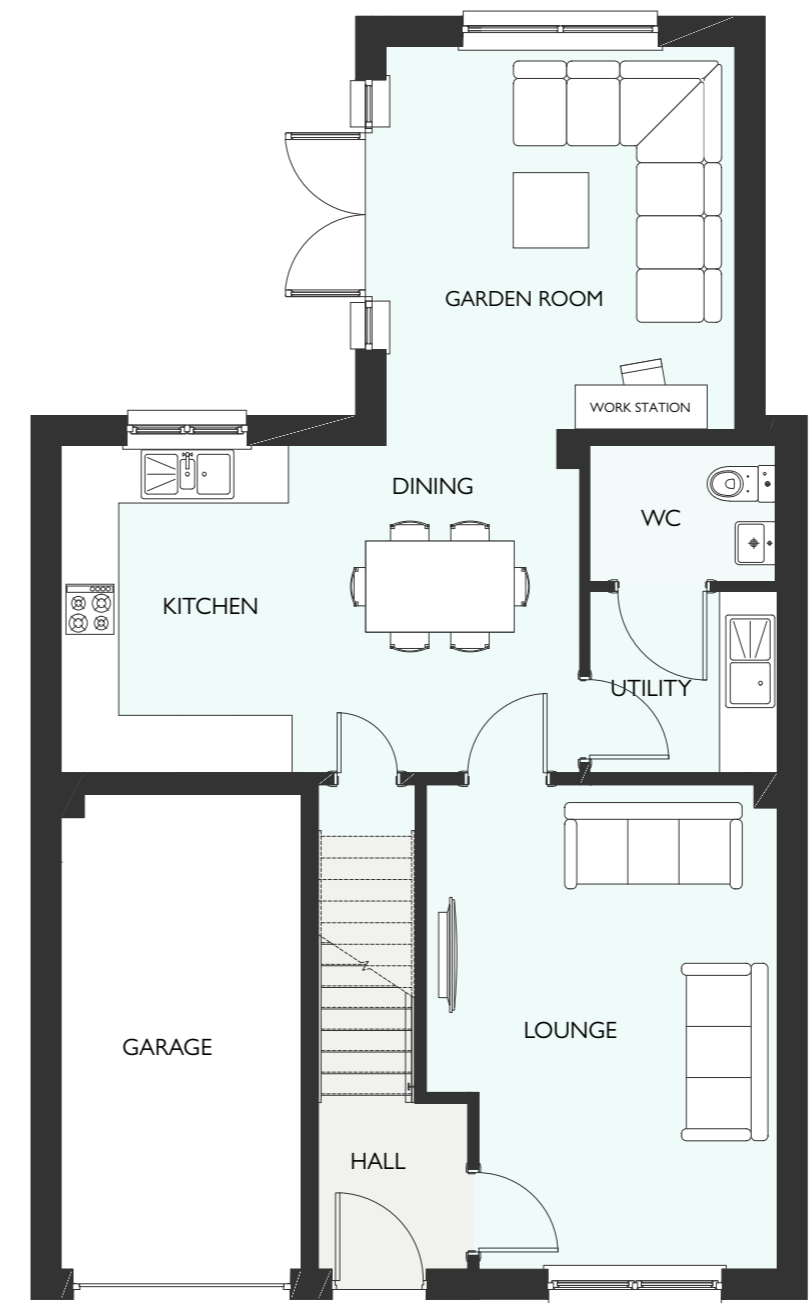
FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

1393 SQUARE FEET

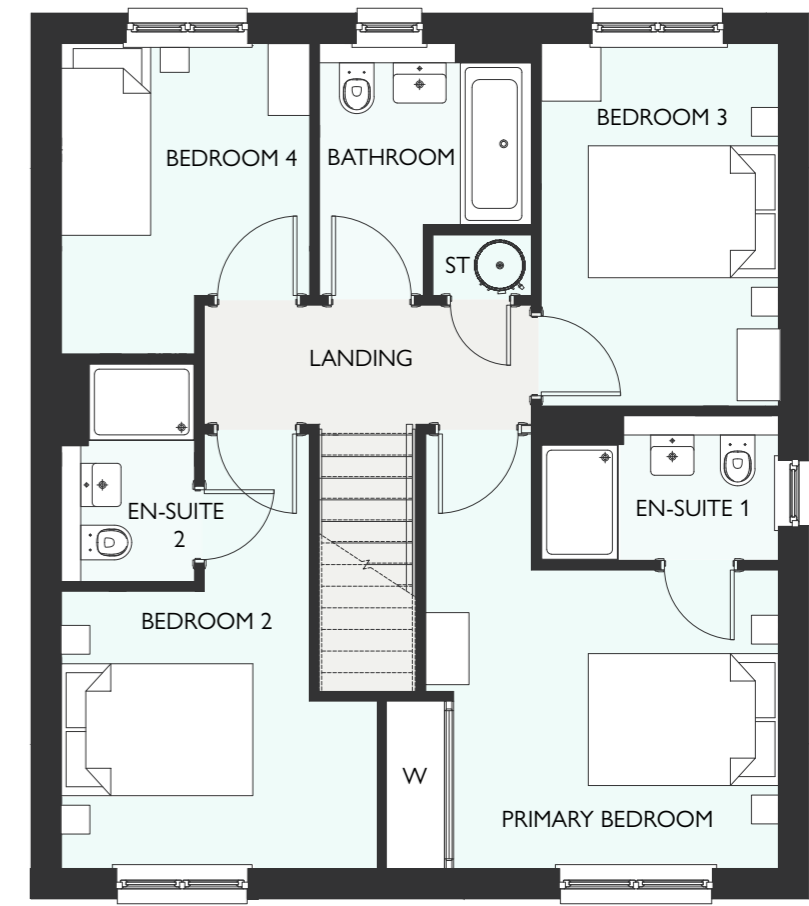
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5051 × 3658	16' 7" × 12' 0"
Kitchen/Dining	5409 × 3413	17' 9" × 11' 2"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	1954 × 1893	6' 5" × 6' 3"
WC	1936 × 1419	6' 4" × 4' 8"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3672 × 3107	12' 1" × 10' 2"
En-Suite 1	2470 × 1505	8' 1" × 4' 11"
Bedroom 2	2885 × 2580	9' 6" × 8' 6"
En-Suite 2	2270 × 1385	7' 5" × 4' 7"
Bedroom 3	3775 × 2470	12' 5" × 8' 1"
Bedroom 4	3232 × 2585	10' 7" × 8' 6"
Bathroom	2623 × 2207	8' 7" × 7' 3"

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GROUND FLOOR



FIRST FLOOR

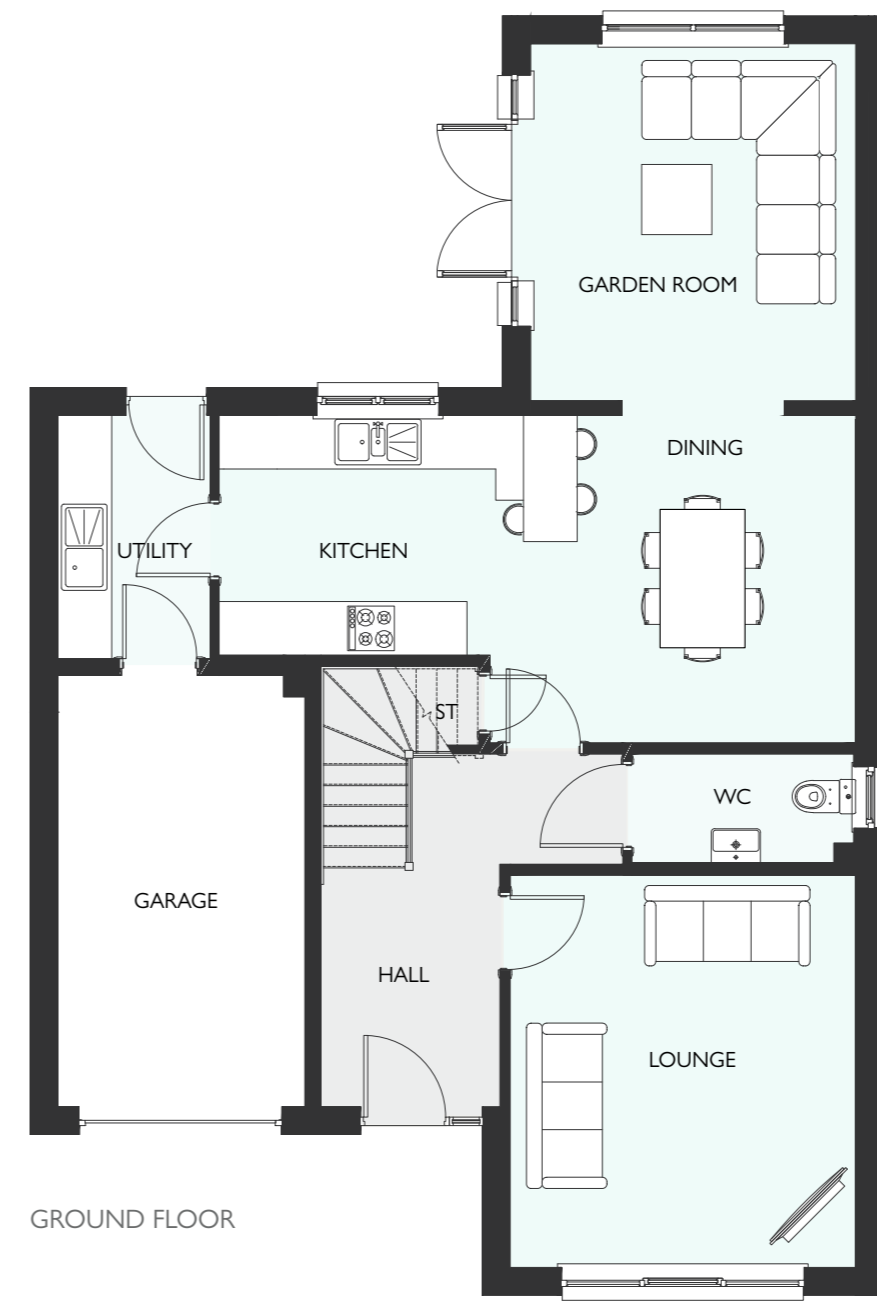


ELLIOT GARDEN ROOM

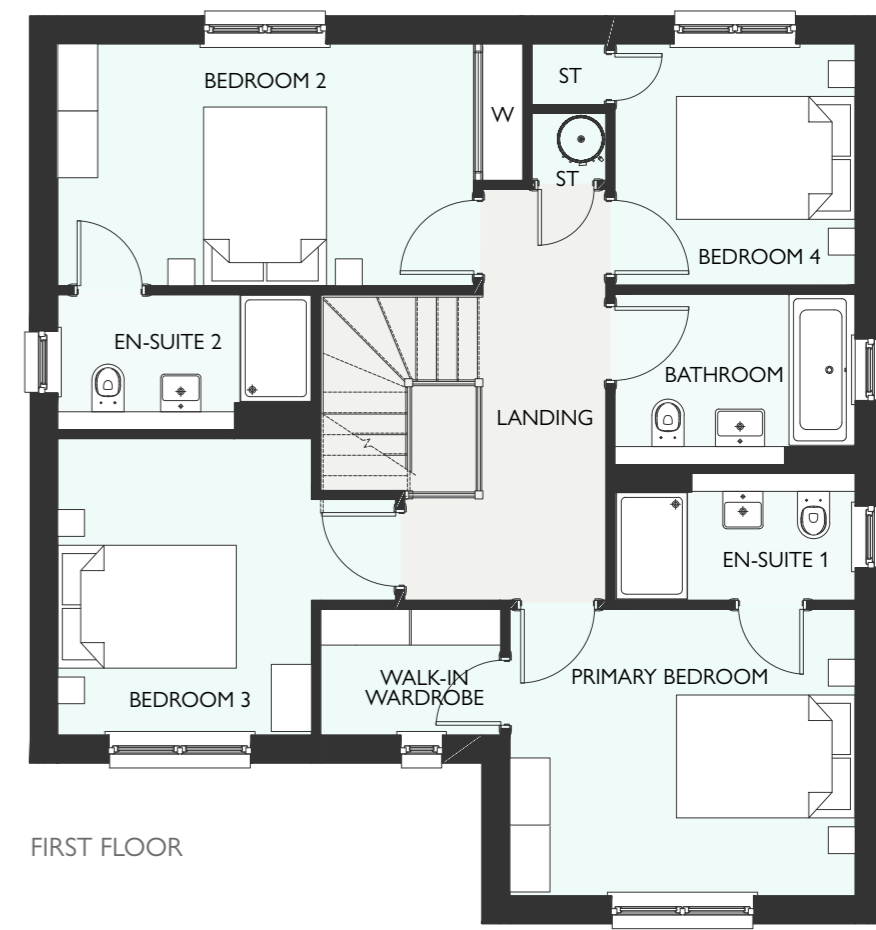
FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE
1640 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4389 x 3865	14' 5" x 12' 8"
Kitchen	4008 x 2685	13' 2" x 8' 10"
Dining	3666 x 3116	12' 0" x 10' 3"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2723 x 1702	8' 11" x 5' 7"
WC	2485 x 1217	8' 2" x 4' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3865 x 3207	12' 8" x 10' 6"
En-Suite 1	2689 x 1420	8' 10" x 4' 8"
Walk-in Wardrobe	2017 x 1407	6' 7" x 4' 7"
Bedroom 2	5209 x 2707	17' 1" x 8' 11"
En-Suite 2	2842 x 1510	9' 4" x 4' 11"
Bedroom 3	3783 x 3319	12' 5" x 10' 11"
Bedroom 4	2702 x 2689	8' 10" x 8' 10"
Bathroom	2689 x 1906	8' 10" x 6' 3"

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GROUND FLOOR



FIRST FLOOR

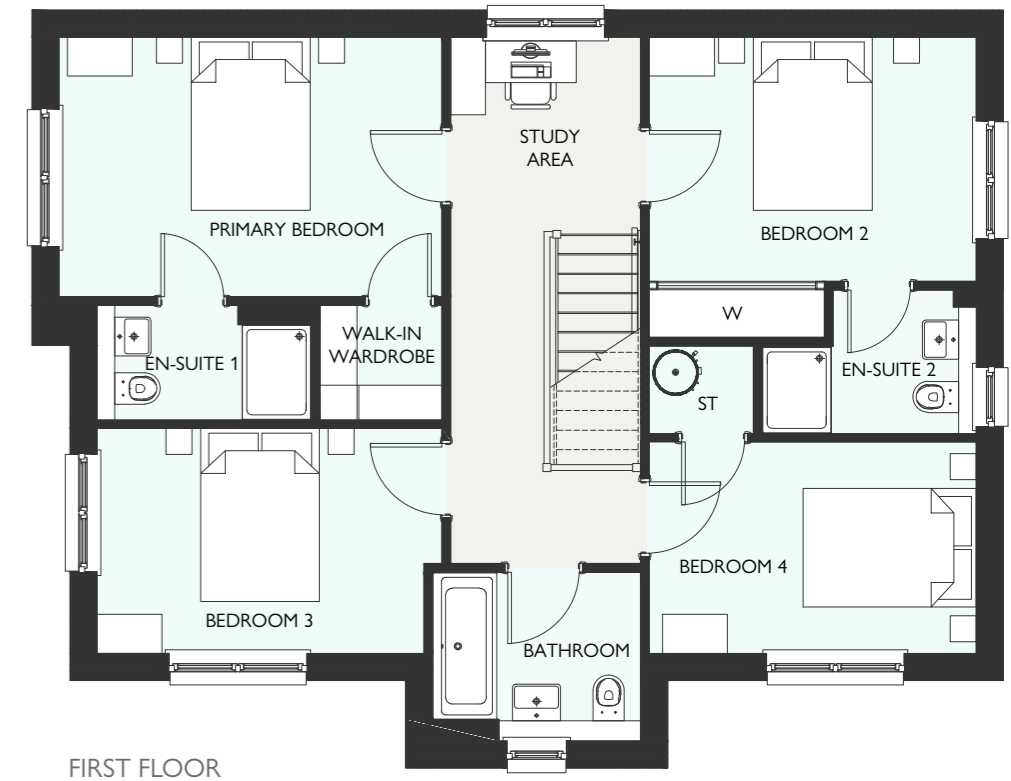
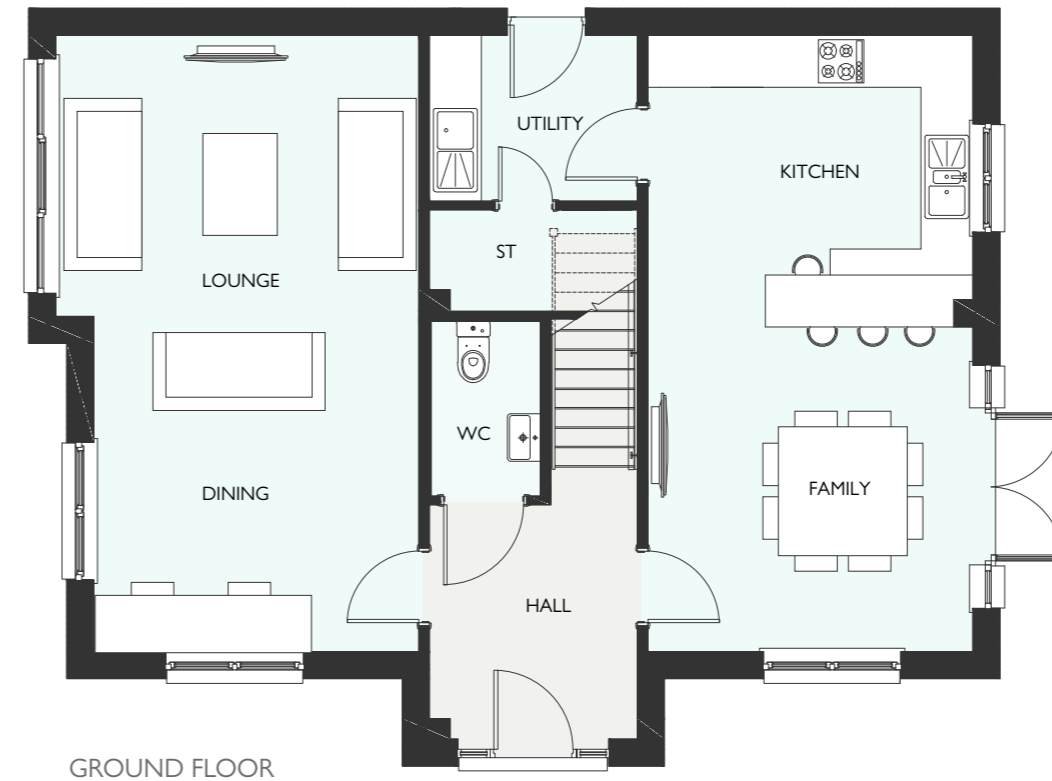


GUIMARD

FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE
1641 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4196 x 4119	13' 9" x 13' 6"
Dining	3756 x 3008	12' 4" x 9' 10"
Kitchen	3756 x 3370	12' 4" x 11' 1"
Family	3756 x 3756	12' 4" x 12' 4"
Utility	2401 x 1915	7' 11" x 6' 3"
WC	2019 x 1265	6' 7" x 4' 2"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4427 x 3001	14' 6" x 9' 10"
En-Suite 1	2474 x 1324	8' 1" x 4' 4"
Walk-in Wardrobe	1412 x 1324	4' 8" x 4' 4"
Bedroom 2	3780 x 2822	12' 5" x 9' 3"
En-Suite 2	2474 x 1660	8' 1" x 5' 5"
Bedroom 3	3987 x 2725	13' 1" x 8' 11"
Bedroom 4	3780 x 2443	12' 5" x 8' 0"
Bathroom	2401 x 1952	7' 11" x 6' 5"

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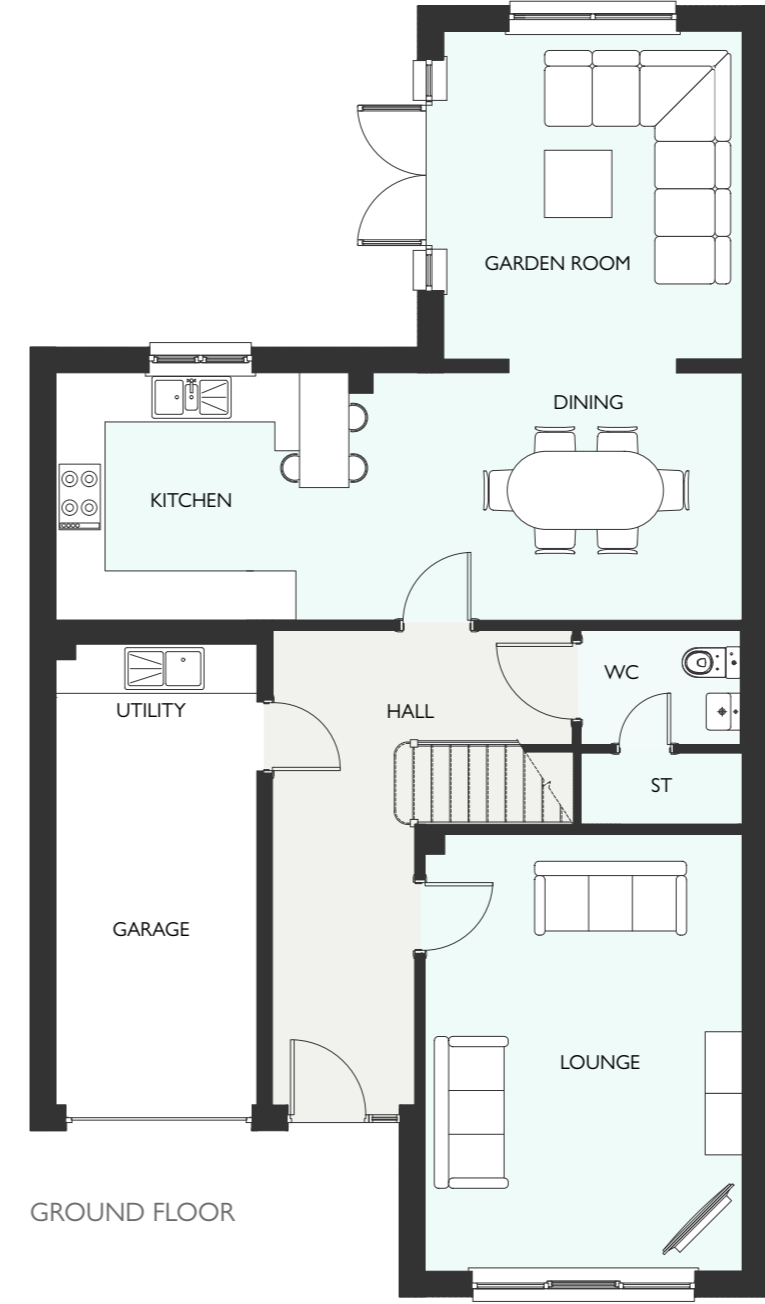
HUTTON GARDEN ROOM

FOUR BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

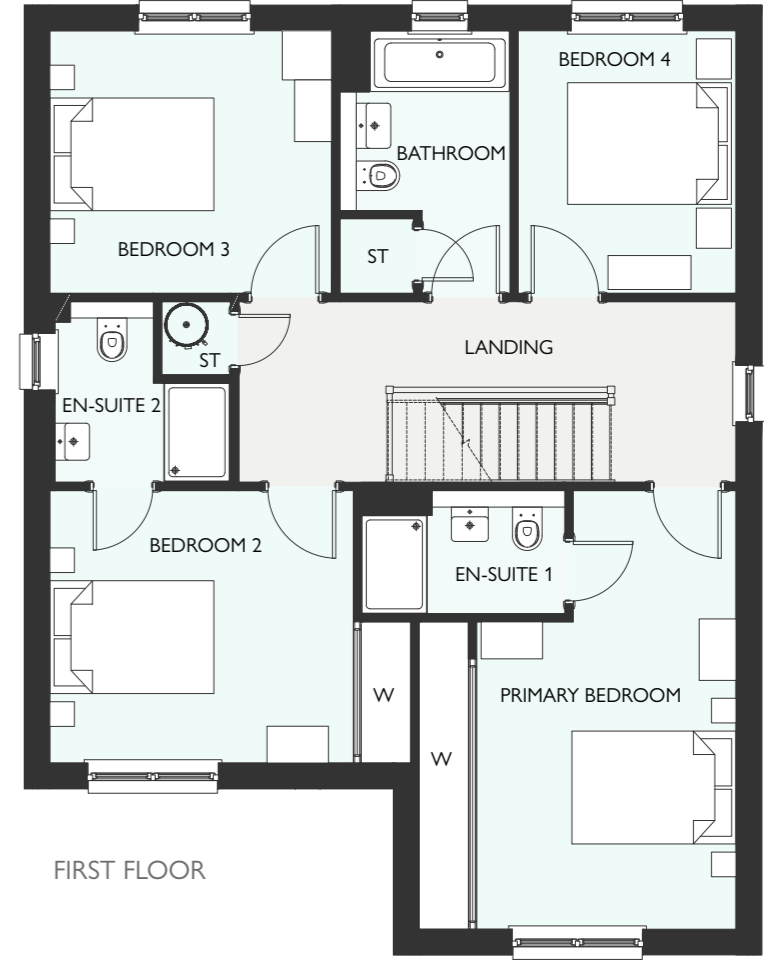
1771 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5322 x 3864	17' 6" x 12' 8"
Kitchen	3570 x 3016	11' 9" x 9' 11"
Dining	4794 x 3016	15' 9" x 9' 11"
Garden Room	3996 x 3639	13' 1" x 11' 11"
WC	1947 x 1391	6' 5" x 4' 7"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5346 x 3864	17' 6" x 12' 8"
En-Suite 1	2480 x 1500	8' 2" x 4' 11"
Bedroom 2	4399 x 3321	14' 5" x 10' 11"
En-Suite 2	2202 x 2139	7' 3" x 7' 0"
Bedroom 3	3434 x 3201	11' 3" x 10' 6"
Bedroom 4	3201 x 2654	10' 6" x 8' 8"
Bathroom	3201 x 2074	10' 6" x 6' 10"

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



FIRST FLOOR



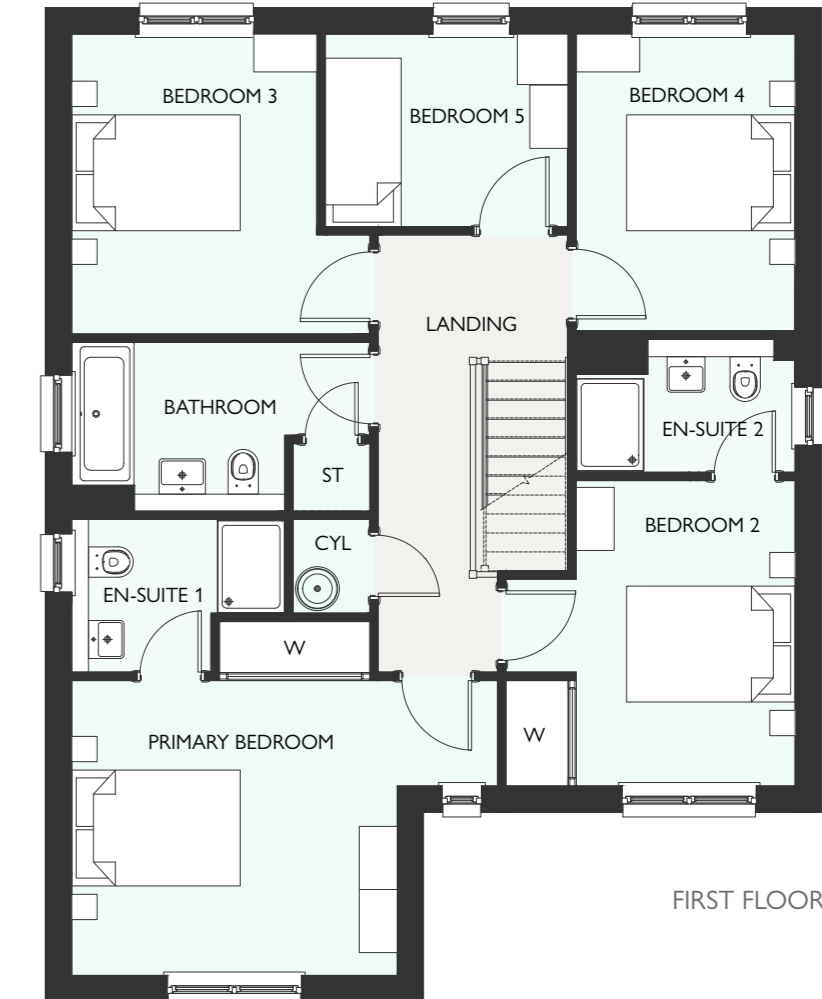
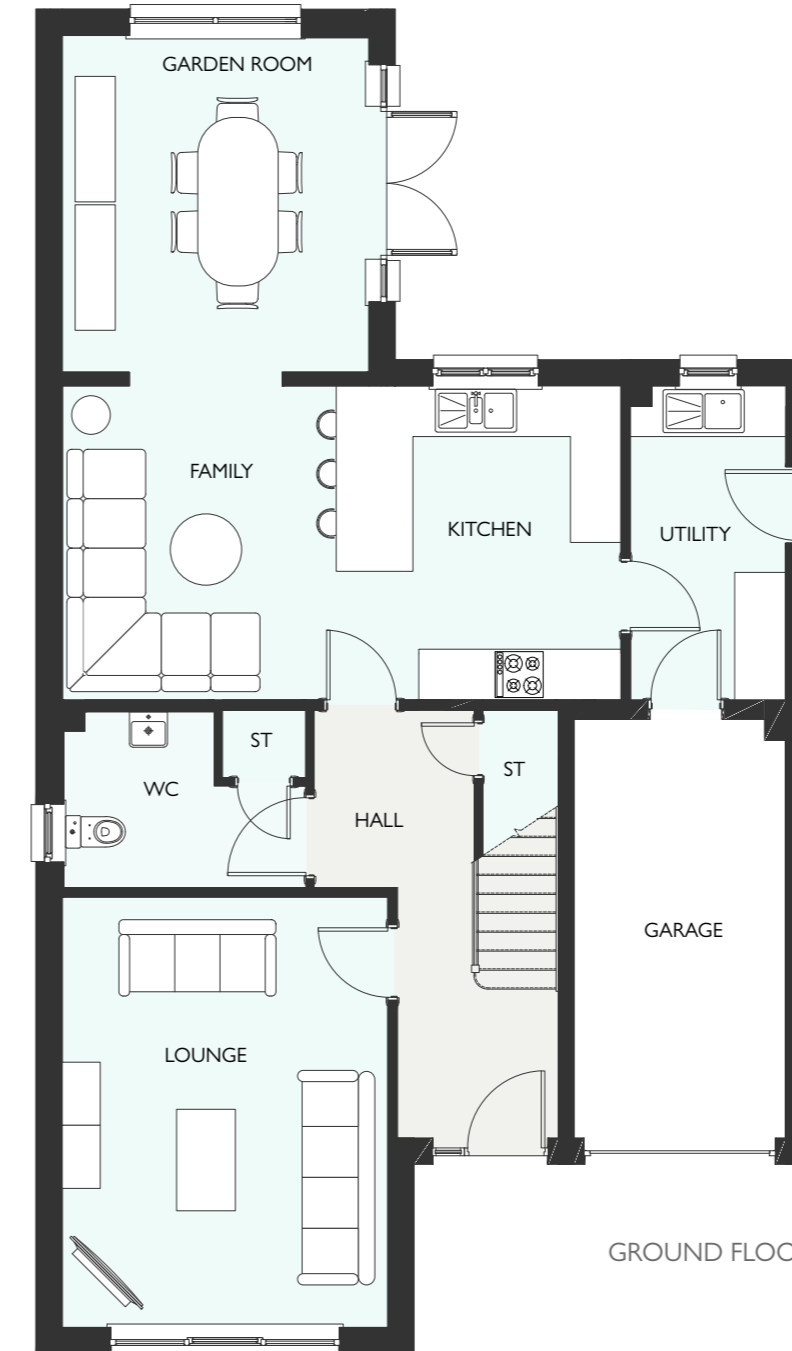
LAWRIE GARDEN ROOM

FIVE BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

1850 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5107 x 3864	16' 9" x 12' 8"
Kitchen	3725 x 3285	12' 3" x 10' 9"
Family	3725 x 3348	12' 3" x 11' 0"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3725 x 1845	12' 3" x 6' 1"
WC	2872 x 2087	9' 5" x 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	3864 x 3501	12' 8" x 11' 6"
En-Suite 1	2530 x 1811	8' 4" x 5' 11"
Bedroom 2	3624 x 3432	11' 11" x 11' 3"
En-Suite 2	2597 x 1579	8' 6" x 5' 2"
Bedroom 3	3561 x 3541	11' 8" x 11' 7"
Bedroom 4	3521 x 2596	11' 7" x 8' 6"
Bedroom 5	2878 x 2286	9' 5" x 7' 6"
Bathroom	3541 x 2001	11' 7" x 6' 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).





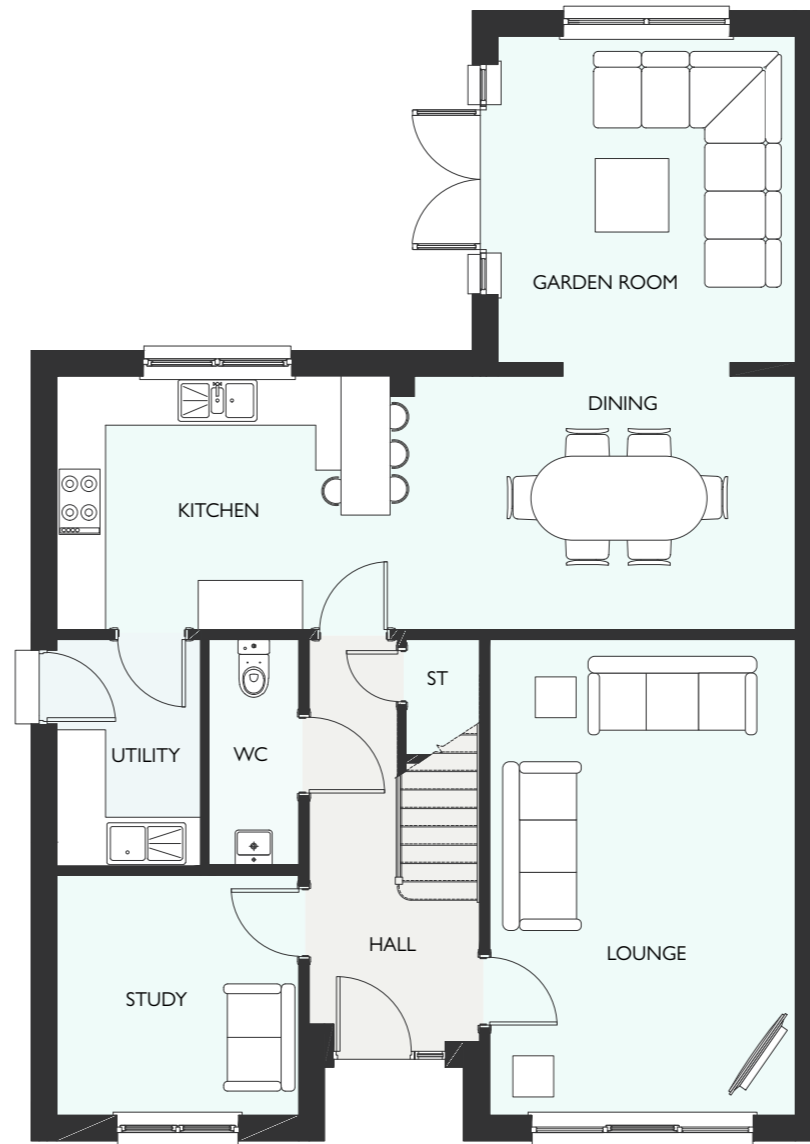
LEONARDO GARDEN ROOM

FOUR BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE
1878 SQUARE FEET

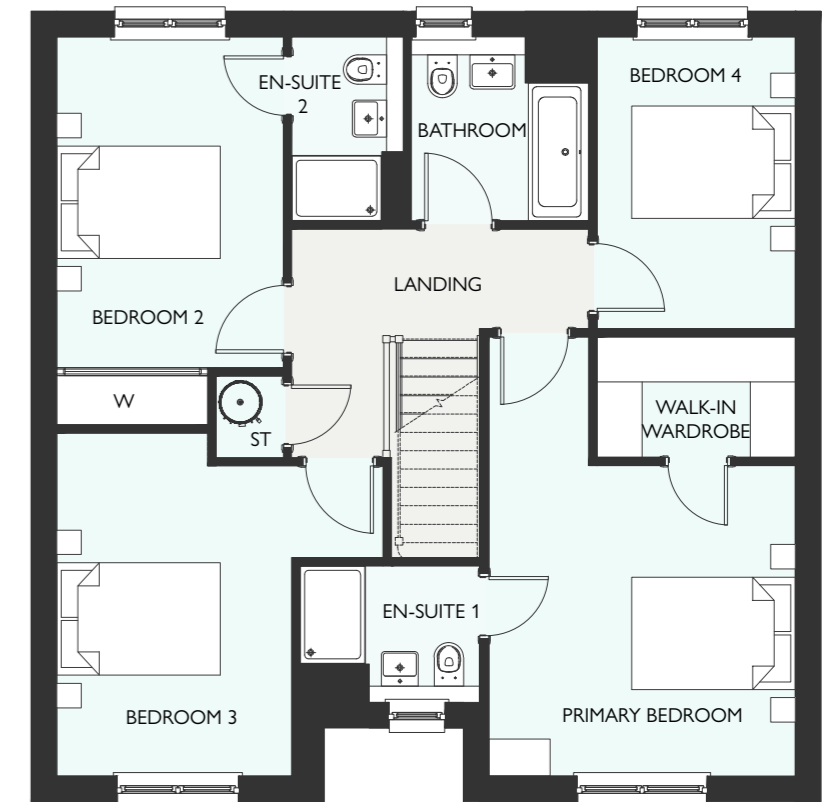
GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 x 3739	19' 1" x 12' 3"
Kitchen	4080 x 3100	13' 5" x 10' 2"
Dining	4959 x 3100	16' 3" x 10' 2"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Study	2964 x 2940	9' 9" x 9' 8"
Utility	2773 x 1763	9' 1" x 5' 9"
WC	2755 x 1100	9' 0" x 3' 7"

FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5374 x 3749	17' 8" x 12' 4"
En-Suite 1	2198 x 1674	7' 3" x 5' 6"
Walk-in Wardrobe	2424 x 1474	7' 11" x 4' 10"
Bedroom 2	4752 x 2774	15' 7" x 9' 1"
En-Suite 2	2255 x 1364	7' 5" x 4' 6"
Bedroom 3	4197 x 2876	13' 9" x 9' 5"
Bedroom 4	3574 x 2424	11' 9" x 7' 11"
Bathroom	2255 x 2174	7' 5" x 7' 2"

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



FIRST FLOOR



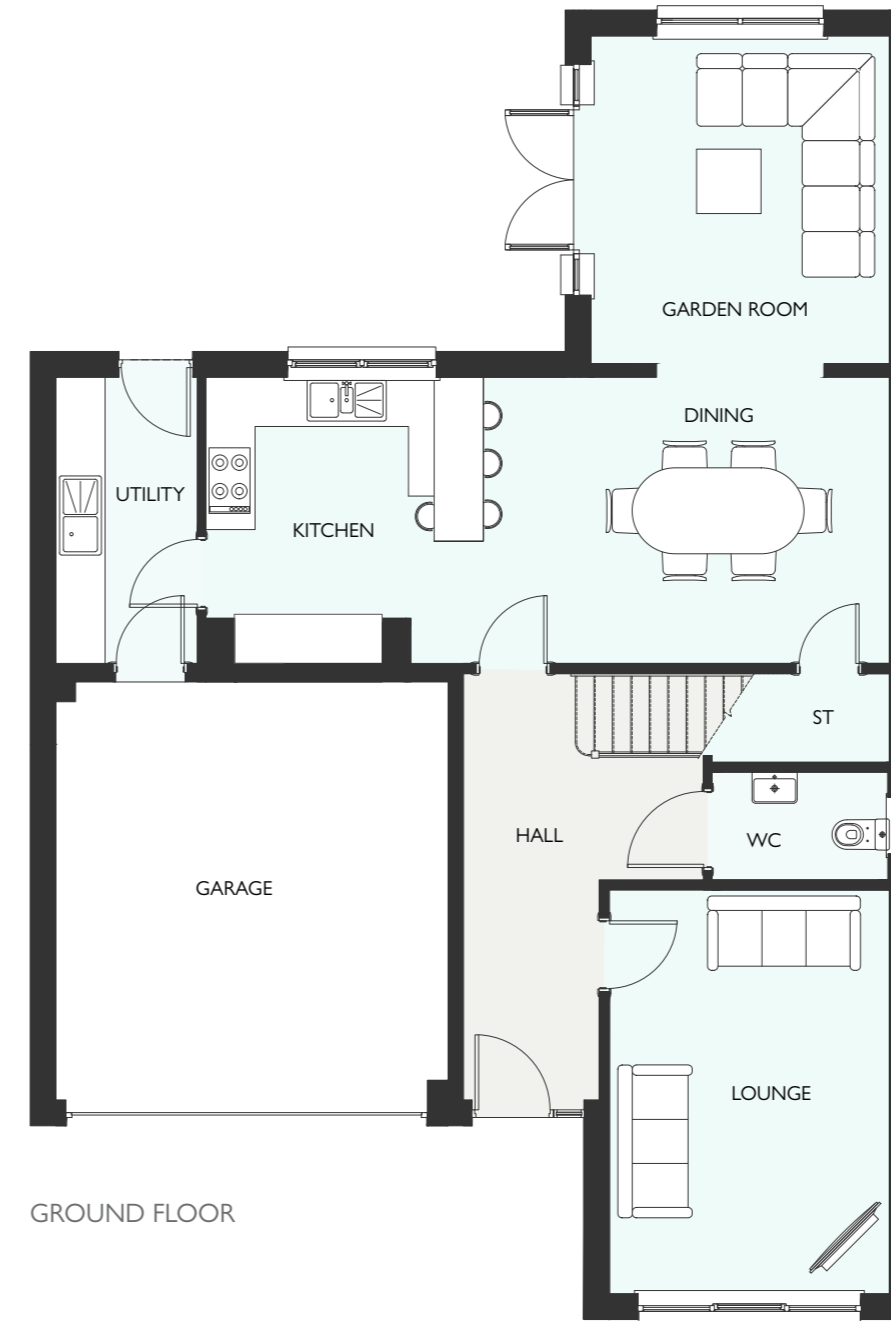
MACKINTOSH GARDEN ROOM

FIVE BEDROOM DETACHED HOME WITH INTEGRATED GARAGE
1980 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	4924 x 3414	16' 2" x 11' 2"
Kitchen	3490 x 3385	11' 5" x 11' 1"
Dining	4951 x 3490	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3490 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5161 x 3414*	16' 11" x 11' 2"
En-Suite 1	2798 x 1450	9' 2" x 4' 9"
Walk-in Wardrobe	2125 x 1455	7' 0" x 4' 9"
Bedroom 2	3748 x 3349	12' 4" x 11' 0"
En-Suite 2	2495 x 1250	8' 2" x 4' 1"
Bedroom 3	4013 x 3095	13' 2" x 10' 2"
Bedroom 4	3514 x 3393	11' 6" x 11' 2"
Bedroom 5	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798 x 1902	9' 2" x 6' 3"

*Max

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



FIRST FLOOR



MITCHELL GARDEN ROOM

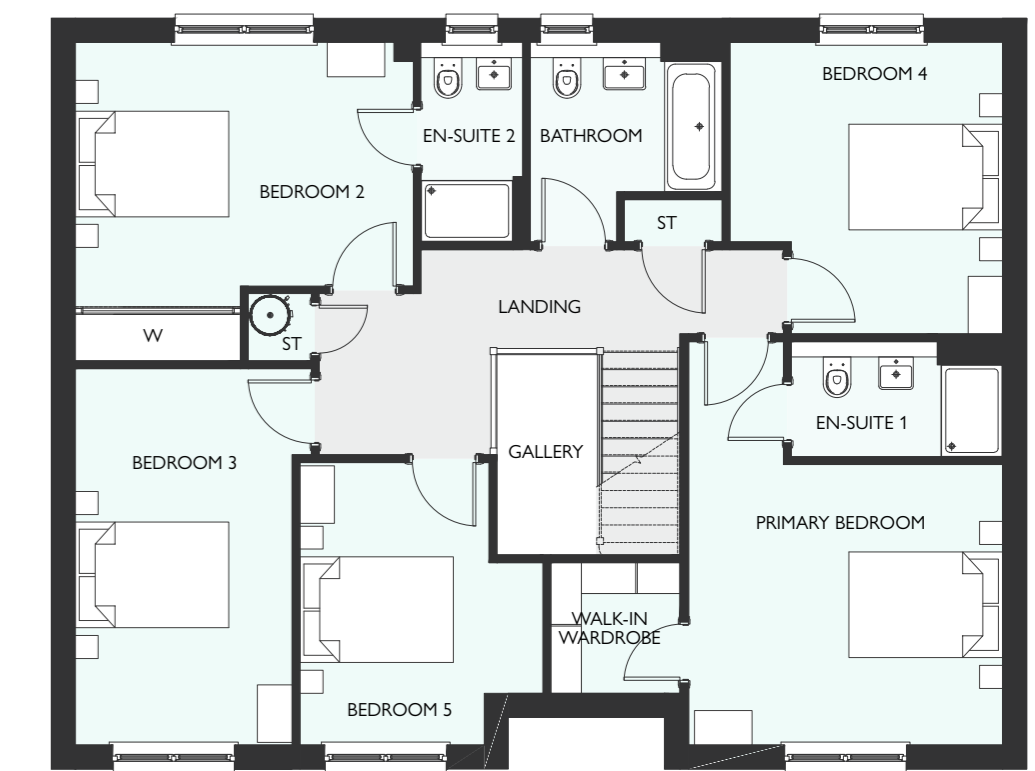
FIVE BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE
2193 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Family/Dining	6389 x 3875	21' 0" x 12' 9"
Garden Room	3997 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	5252 x 4089	17' 3" x 13' 5"
En-Suite 1	2749 x 1499	9' 0" x 4' 11"
Walk-in Wardrobe	1699 x 1680	5' 7" x 5' 6"
Bedroom 2	4401 x 4149	14' 5" x 13' 7"
En-Suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	4902 x 3077	16' 1" x 10' 1"
Bedroom 4	3799 x 3549	12' 6" x 11' 8"
Bedroom 5	3677 x 3167	12' 1" x 10' 5"
Bathroom	2599 x 2499	8' 6" x 8' 2"

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



FIRST FLOOR



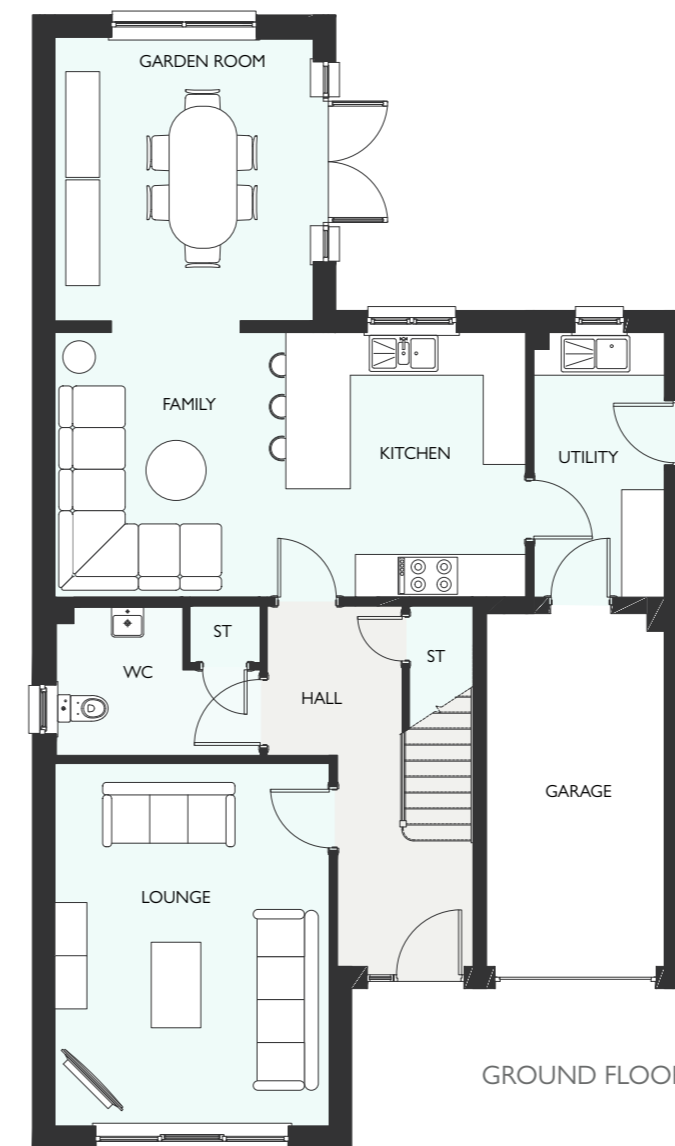
LAWRIE GRAND

SIX BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

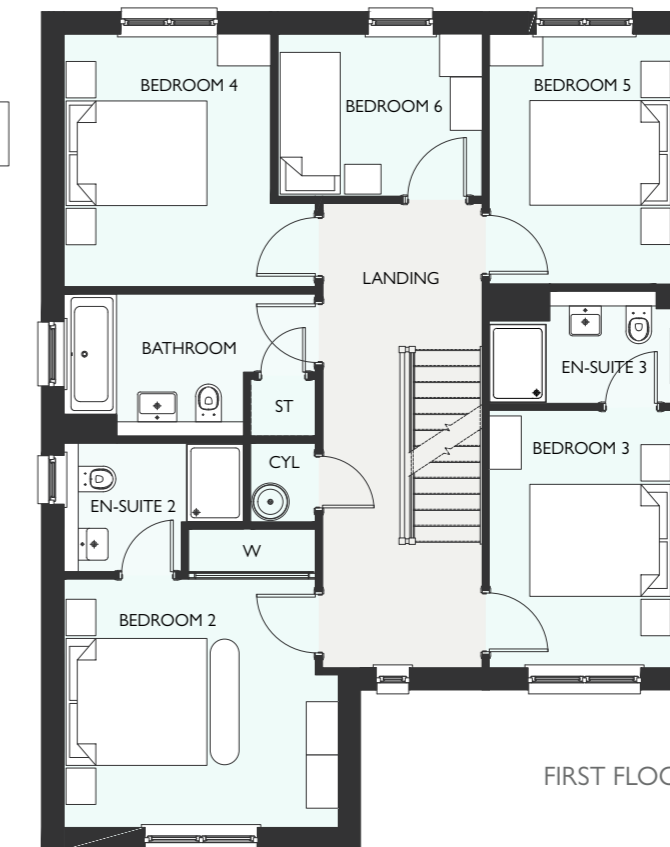
2282 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5107 × 3864	16' 9" × 12' 8"
Kitchen	3725 × 3285	12' 3" × 10' 9"
Family	3725 × 3348	12' 3" × 11' 0"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Utility	3725 × 1845	12' 3" × 6' 1"
WC	2872 × 2087	9' 5" × 6' 10"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4202 × 3864	13' 9" × 12' 8"
En-Suite 2	2530 × 1811	8' 4" × 5' 11"
Bedroom 3	3624 × 2597	11' 11" × 8' 6"
En-Suite 3	2597 × 1579	8' 6" × 5' 2"
Bedroom 4	3561 × 3541	11' 8" × 11' 7"
Bedroom 5	3521 × 2596	11' 7" × 8' 6"
Bedroom 6	2878 × 2286	9' 5" × 7' 6"
Bathroom	3541 × 2001	11' 7" × 6' 7"
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	5550 × 4619	18' 3" × 15' 2"
En-Suite 1	2597 × 2099	8' 6" × 6' 11"
Dressing Room	2597 × 1942	8' 6" × 6' 4"

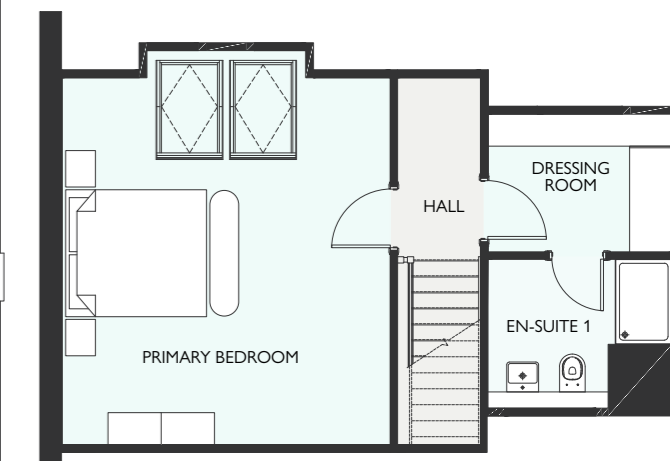
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

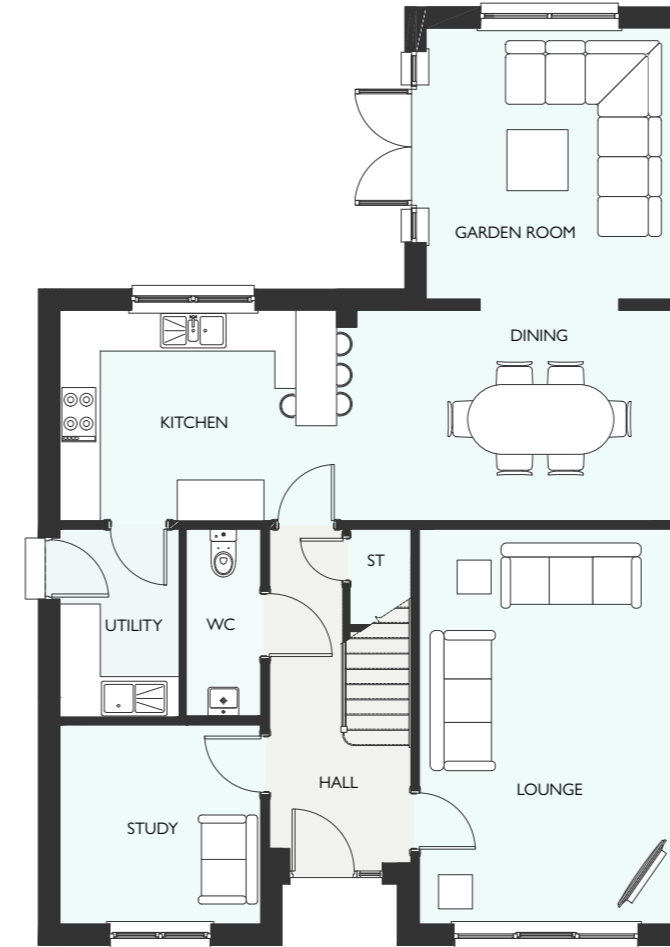


LEONARDO GRAND

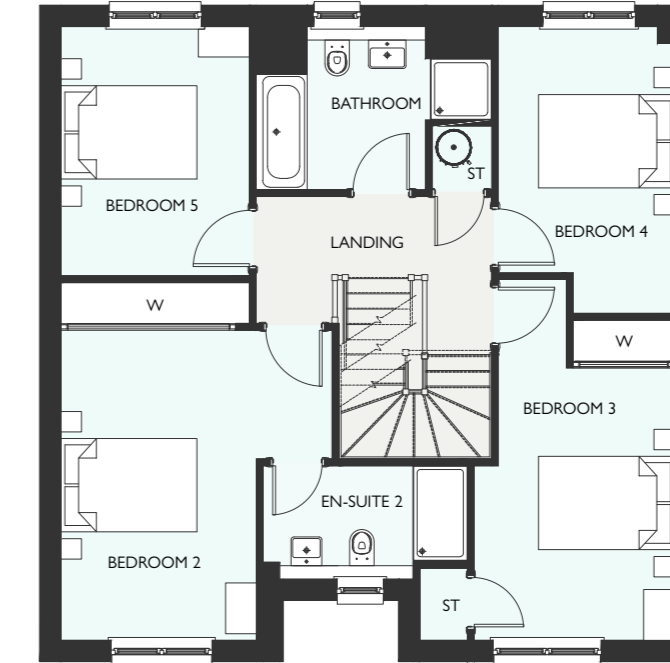
FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE
2372 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5824 × 3739	19' 1" × 12' 3"
Kitchen	4080 × 3100	13' 5" × 10' 2"
Dining	4959 × 3100	16' 3" × 10' 2"
Garden Room	3996 × 3639	13' 1" × 11' 11"
Study	2964 × 2940	9' 9" × 9' 8"
Utility	2773 × 1763	9' 1" × 5' 9"
WC	2755 × 1100	9' 0" × 3' 7"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	5272 × 3995	17' 4" × 13' 1"
En-Suite 2	3012 × 1674	9' 11" × 5' 6"
Bedroom 3	4717 × 2949	15' 6" × 9' 8"
Bedroom 4	4231 × 2592	13' 11" × 8' 6"
Bedroom 5	3677 × 2774	12' 1" × 9' 1"
Bathroom	3471 × 2405	11' 5" × 7' 11"
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	4599 × 3990	15' 1" × 13' 1"
En-Suite 1	2592 × 2560	8' 6" × 8' 5"
Store	3977 × 1972	13' 1" × 6' 6"

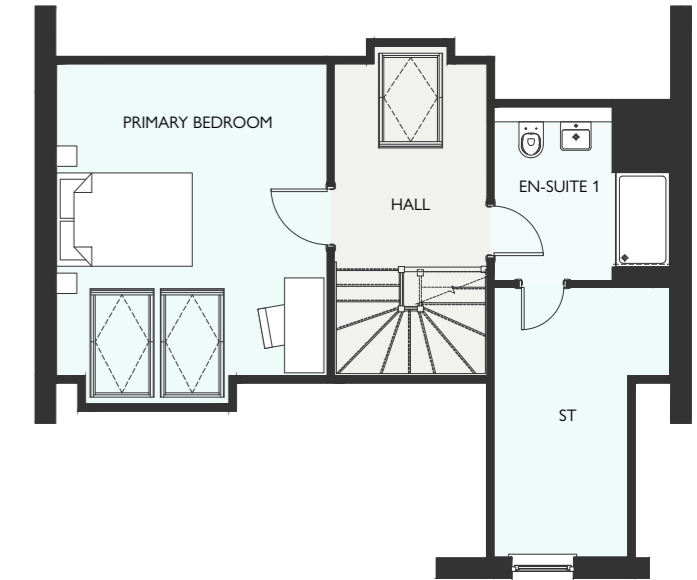
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MACKINTOSH GRAND

SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE
2528 SQUARE FEET

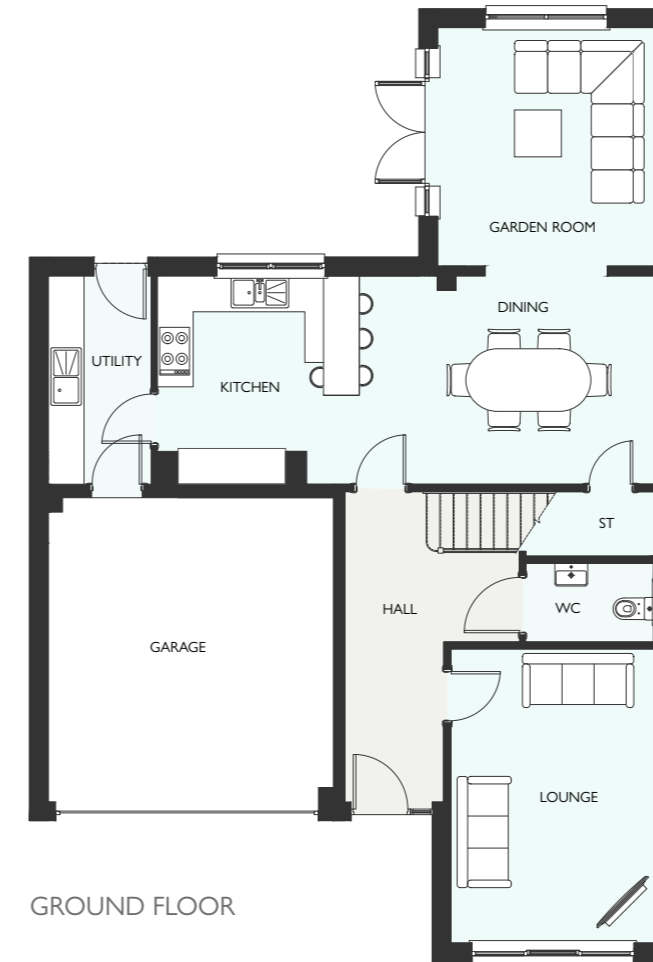
GROUND FLOOR	METRIC	IMPERIAL
Lounge	4924 x 3414	16' 2" x 11' 2"
Kitchen	3490 x 3385	11' 5" x 11' 1"
Dining	4951 x 3490	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3490 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	5161 x 3414	16' 11" x 11' 2"
En-Suite 2	2798 x 1450	9' 2" x 4' 9"
Walk-in Wardrobe	2125 x 1455	7' 0" x 4' 9"
Bedroom 3	3748 x 3349	12' 4" x 11' 0"
En-Suite 3	2495 x 1250	8' 2" x 4' 1"
Bedroom 4	4013 x 3095	13' 2" x 10' 2"
Bedroom 5	3514 x 3393	11' 6" x 11' 2"
Bedroom 6	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798 x 1902	9' 2" x 6' 3"

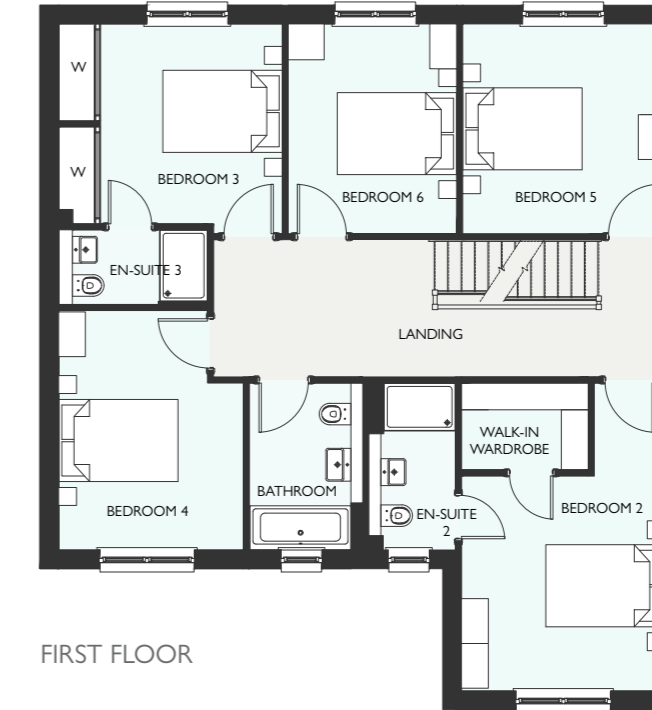
SECOND FLOOR	METRIC	IMPERIAL
Primary Bedroom	6634 x 6163*	21' 9" x 20' 3"
En-Suite 1	2200 x 1902	7' 3" x 6' 3"
Study Area	3900 x 2205	12' 10" x 7' 3"

*Max

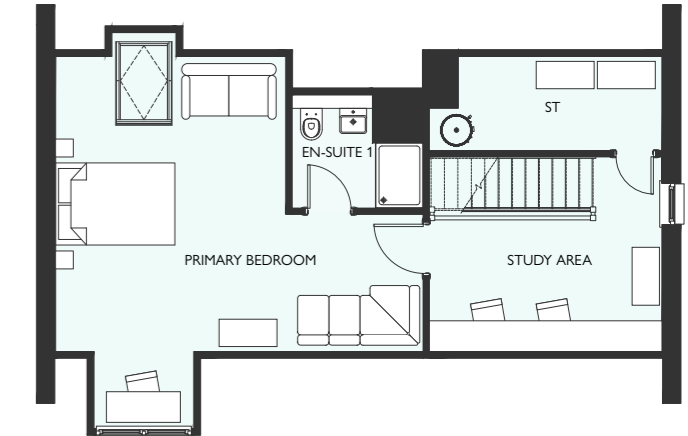
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



MITCHELL GRAND

SIX BEDROOM DETACHED HOME WITH INTEGRATED DOUBLE GARAGE
2909 SQUARE FEET

GROUND FLOOR	METRIC	IMPERIAL
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Dining/Family	6389 x 3875	21' 0" x 12' 9"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1520	6' 3" x 5' 0"

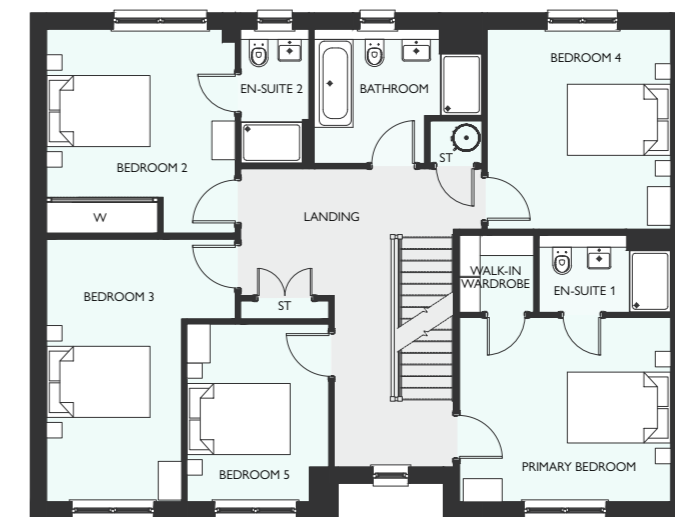
FIRST FLOOR	METRIC	IMPERIAL
Primary Bedroom	4089 x 3568	13' 5" x 11' 8"
En-Suite 1	2549 x 1492	8' 4" x 4' 11"
Walk-in Wardrobe	1492 x 1439	4' 11" x 4' 9"
Bedroom 2	3951 x 3652	13' 0" x 12' 0"
En-Suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	5085 x 3652	16' 8" x 12' 0"
Bedroom 4	3875 x 3549	12' 9" x 11' 8"
Bedroom 5	3442 x 2749	11' 3" x 9' 0"
Bathroom	3249 x 2599	10' 8" x 8' 6"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 6	6134 x 4103	20' 1" x 13' 6"
En-Suite 3	2424 x 1969	7' 11" x 6' 6"
Home Cinema	5391 x 4115	17' 8" x 13' 6"

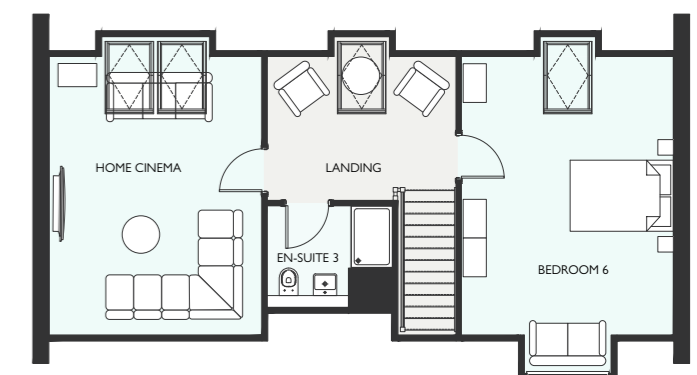
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.

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

TORVEAN

GOLF VIEW ROAD, INVERNESS, IV3 8SZ

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