

VIEWINGS BY APPOINTMENT ONLY



LIFESTYLE PROPERTIES

Building with Style for Living since 1993



**Harper
Macleod LLP**

**Poppy's Field Development
The Glebe, Kiltarlity, IV4 7BF**

THE GLEBE, KILTARLITY IV4 7BF - Phase II

Fantastic contemporary Architect designed 2 bedroom detached bungalow and 3 bedroom semi-detached villas built with style for living at Phase II of Lifestyle Properties development. The ground floor layouts can be adapted to suit your specific requirements with open plan being an option. The homes are bright and spacious with high quality finishings throughout.

The homes are situated in a semi-rural setting in the village of Kiltarlity with views over the open countryside. These homes combine a blend of traditional country style with modern features and specifications. All homes have a highly efficient air source heating and hot water solution system with low running costs.

The Highland Village of Kiltarlity has a convenience store, post office and hairdressers. It also has an active village hall. The primary school is a short walk from The Glebe and secondary schooling is provided at Charleston Academy, Inverness. There is a regular bus service to Beaulieu and Inverness.

A wider range of shops, hotels, bank, petrol station and railway station can be found approximately four miles away in the beautiful town of Beaulieu.

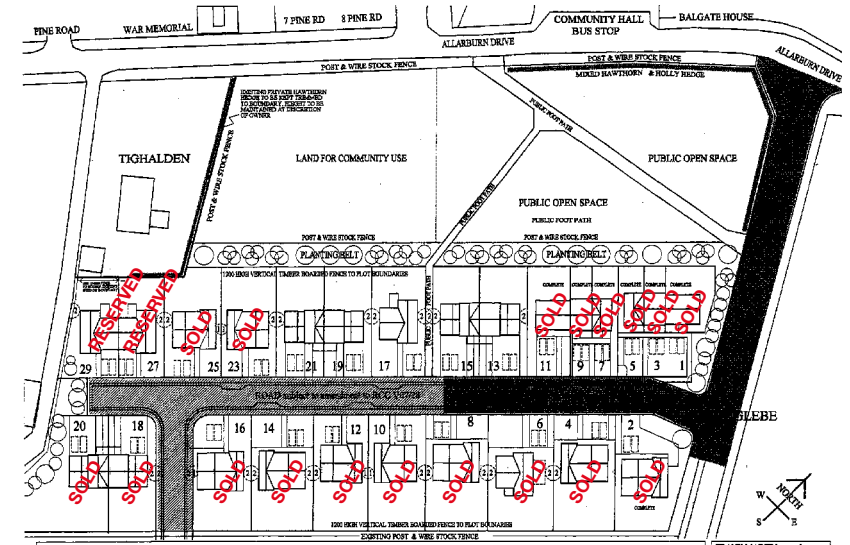
Inverness is within easy commuting distance (approximately 12 miles) and provides an extensive range of retail, leisure and business facilities with excellent transport links by road, rail and air.

Specification - 2 and 3 bedrooms

- Traditional natural slate roof.
- Zinc clad dormer and porch roofs.
- Traditional white roughcast and high performance opaque stained larch boarding.
- Aluminium gutters and downpipes.
- High performance wooden factory paint finished double glazed windows and doors.
- High Insulation and Air Tightness Specification.
- Mitsubishi Energy efficient Air Source Heat Pump Heating.
- Water fed under floor heating.
- Envirovent Positive Input Ventilation (PIV).
- Fully fitted kitchen with integrated hob, oven, extractor hood, dishwasher and fridge freezer. Complimentary wet wall and wall unit lighting. The utility room has a washing machine and vented dryer.
- The bathroom is fitted with White wc, washhand basin and bath with shower over. Complimentary wet wall.
- Oak finish laminate flooring throughout ground floor, WC, en-suite and bathroom on first floor.
- Inlaid oak veneer doors throughout with stainless steel lever handles.
- Shaker design oak veneer sliding wardrobe doors with one mirrored panel.
- Shower with wet wall and shower screen in ground floor shower room.
- Two off road car parking spaces per house.
- Garden to front and rear garden with decking.
- Clothes poles.
- High Energy Performance Ratings.
- 10 Year Premier Guarantee

Houses price range from £220,000

For further details and an appointment to view please contact Harper Macleod LLP on 01463 795006 or John Macintyre on 07831 133 775 (outwith office hours)

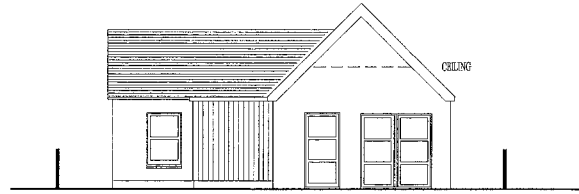


**2 BEDROOM DETACHED COTTAGE
HOUSE TYPE MUIR**

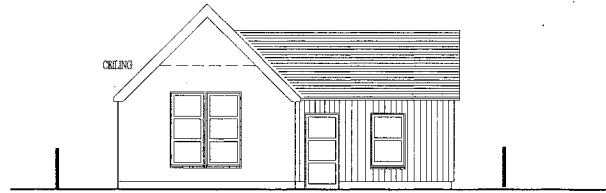


CHOICE OF BESPOKE KITCHENS

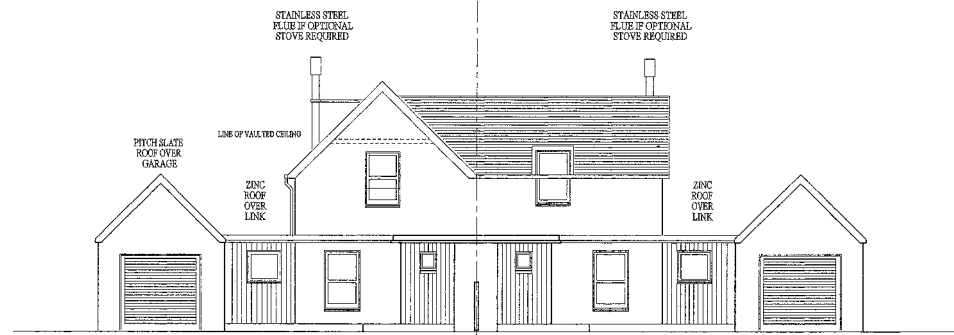




REAR ELEVATION - 2 BEDROOM BUNGALOW



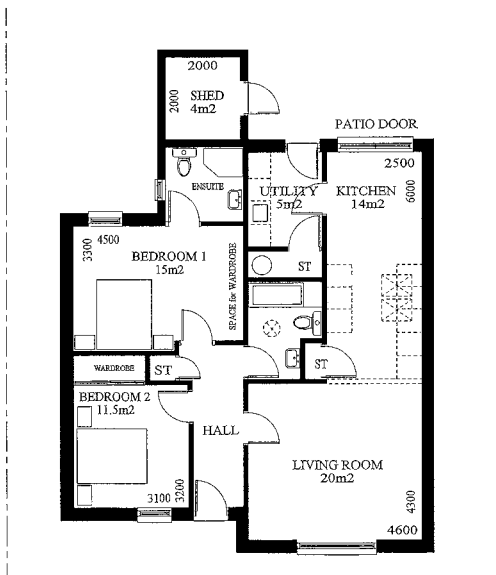
FRONT ELEVATION - 2 BEDROOM BUNGALOW



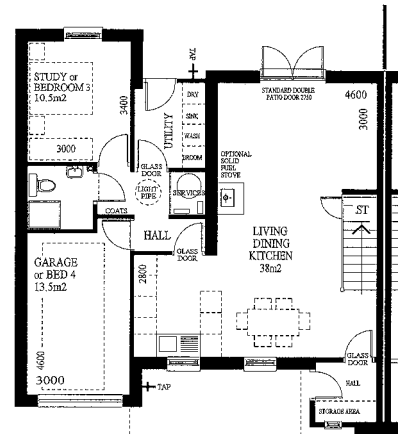
PLOTS 15,18,21
FRONT ELEVATIONS

PLOTS 13,19,20.

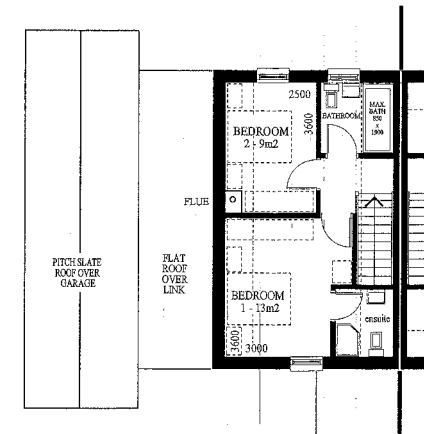
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2 BEDROOM BUNGALOW
89m² + 4m² INTEGRAL GARDEN SHED



GROUND FLOOR



FIRST FLOOR

15, 21 & 18 and 13, 19 & 20 HANDED

THREE BEDROOM SEMI DETACHED 102m² plus 15m² GARAGE

GROUND FLOOR - 72m²
FIRST FLOOR - 34m²
TOTAL - 106m²

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TRUE SCALE

The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only. The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers. The mention of any appliances and/or services does not imply that they are in full and efficient working order.