



Greenside Rosemarkie

TRADITIONAL STYLING MEETS CONTEMPORARY LIVING



A stunning range of 2, 3, 4 & 5 bedroom homes

www.patmunrohomes.co.uk

ROSEMARKIE | Picturesque Black Isle Gem



With a beautiful sandy beach backed by red sand cliffs, the village of Rosemarkie is situated on the picturesque South coast of the Black Isle. At the South end of the beach, you'll find Chanony Point, a popular spot for dolphin watching on the Moray Firth, the wonderful woodlands of the Fairy Glen Nature Reserve to the Northwest and the stunning beachfront in-between and with the historic links course at Fortrose & Rosemarkie Golf Club just a stone's throw away, this enticing location is a hit with both locals and tourists alike.



The Royal Burgh of Fortrose & Rosemarkie has, between the two villages, many convenient day to day amenities, such as a small supermarket, Post Office, leisure centre and medical practice and a variety of independent shops, pubs, cafes and restaurants. Primary schooling is in nearby Avoch with secondary education at the highly regarded Fortrose Academy. Rosemarkie is just a half hour drive to the further amenities on offer in Inverness and 35 minutes to Inverness Airport.

GREENSIDE | Homes you'll love to live in

Located at the Southwest boundary of Rosemarkie and less than 10 minutes stroll to the beachfront, Greenside offers the opportunity to become part of a thriving Black Isle community. Presenting a selection of 2, 3, 4 & 5 bedroom homes, Greenside offers rural living to all, sympathetically designed to complement the surrounding area and to create a safe environment for family living. A combination of hedging and feature walls to the entrance will further enhance the appearance of the finished development.

This new range of house types have been thoughtfully designed to satisfy the demands of modern-day living, incorporating spacious living areas, utility spaces to most house types and ample storage. Greenside is our first development to offer an all-inclusive enhanced specification with oak doors, flooring throughout, kitchen appliances and turf to both the front & rear gardens included as standard. With air source heat pumps providing a, renewable, energy efficient primary heat source as standard and fibre to the premises offering superfast broadband connectivity, all the above combines to make Greenside, Rosemarkie our most innovative development to date, ensuring the biggest purchase you make will be a home you'll love to live in.

Greenside Price List



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

AVAILABLE FOR RESERVATION

| Greenside Rosemarkie Phase 1 & 2 | | | |
|---|-------------------|------------------------------|--------------------|
| Plot Number | House type | Description | Prices |
| 19 | Juniper | 3 Bedroom Mid-terraced Villa | £295,000 |
| 27 | Larch | 4 Bedroom Detached Villa | £387,750.00 |
| 31 | Birch | 3 Bedroom Mid-terraced Villa | £286,500 |
| 32 | Juniper 2 | 3 Bedroom Mid-terraced Villa | Reserved |

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

To achieve a high level of energy efficiency we install air source heat pumps as a renewable energy source and energy efficient external doors and windows as standard.

Each new home comes with Ashley Ann luxury kitchens including integrated appliances. Bathrooms include contemporary white ware, tiling and vanity units in bathrooms and En-suites (where applicable).

Location & Particulars



Address

Greenside Farm
Rosemarkie
IV10 8UE



Directions

From the Tore roundabout on the A9 take the A832 signposted Fortrose and Cromarty. Stay on the A832 for 9 miles, driving through Avoch and Fortrose. As you enter Rosemarkie at the fork between the A832 and Courthill Road, Greenside is on the left-hand side.

Viewing by appointment

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

Contact us:

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Greenside Specification 19/01/2024

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; roofline will be white painted timber and downpipes and gutters 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 PVCu sash and case/casement windows finished in white with high performance external composite doors finished in a range of colours determined by planners and depending on house type some will have adjoining fixed glazed panels.

External Features

Driveways are finished in permeable tarmac with paved paths to front and rear doors, out of curtilage parking will be finished in lock block.

Gardens will be turfed to the front and the rear with paving slabs leading to a rotary drier. Boundaries will be a mix of hedging and metal fencing; rear gardens will be enclosed with timber fences ranging in height dependant on location. Gardens will be graded to the natural contours of the land and may contain slopes.

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, fuelled by an air source heat pump.

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. Sockets and switches in public areas will be brushed chrome with white to all other areas. Central ceiling pendant lights are provided in all rooms with downlights provided in kitchen and bathroom areas. External lighting is provided at the front and rear door.

Kitchen & Utility Rooms will include luxury cabinets, worktops, matching upstand and glass splashback behind the hob, with a granite 1½ bowl sink in a with monobloc mixer tap. A stainless steel single electric oven, ceramic hob, extractor hood, integrated dishwasher and integrated fridge freezer will be provided. Utility rooms where present will include units and worktops to match the kitchen with a single bowl sink and pillar taps and include plumbing and electrics for a washing machine in the Birch & Juniper house types. The Larch & Hawthorn house types will include plumbing and electrics for a washing machine and tumble drier. The Rowan house type will feature plumbing and electrics for a washing machine and tumble drier, but no sink will be present.

Greenside Specification (continued)

Bathrooms will include contemporary white sanitary ware; chrome mixer taps and click waste. A thermostatic shower valve and shower screen will be provided over the bath. Vanity units will be provided from a selection of luxury cabinets and worktops.

En-suites will include white sanitary ware, chrome mixer taps and click waste, a shower tray with screen and thermostatic shower valve. Vanity units will be provided from a selection of luxury cabinets and worktops.

Cloakrooms will include white sanitary ware with space for a future shower where appropriate.

Tiling will be a single row above wash hand basins and vanity units and to full height in shower areas or around baths where showers are fitted.

Decoration will be two coats of Radisson emulsion to walls of all rooms, ceilings will be finished smooth 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 Palermo white oak with brushed chrome ironmongery. Wardrobe doors will be sliding silver mirrored doors, with the exception of single and walk in wardrobe doors which will match room doors.

Flooring will be provided in all properties from our standard range of vinyl to kitchens, utility rooms, bathrooms, en-suites and WCs and one colour of carpet to all remaining areas.



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 Premier Guarantee New Homes Warranty which provides you with a 2 year Builder Warranty in addition to from years 3 to 10 for the structure of your home. Full details of the policy can be viewed at www.premierguarantee.com



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

House Types

The Willow Apartments



The Birch



The Juniper & 2



The Rowan



The Larch



The Hawthorn

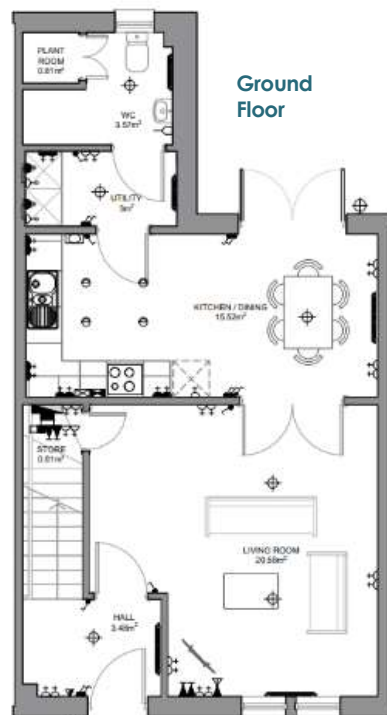


Birch

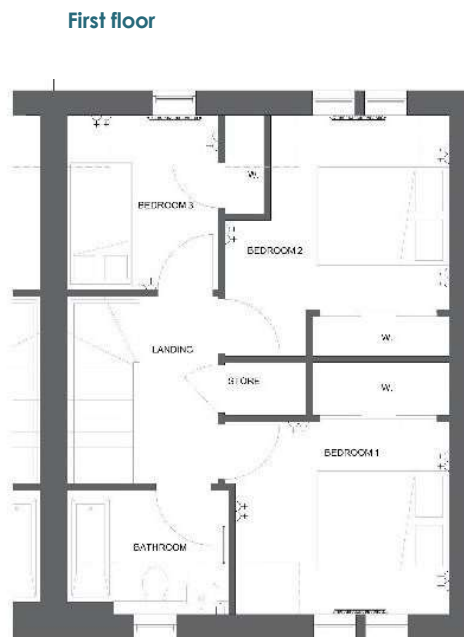
3 bedroom terraced house



The Birch is a fabulous 3 bedroom villa with great living space and utility room.



Ground floor



First floor



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|------------------|-------------|-----------|-------------|----------------------------|--------------------------|
| Living room | 4.75 x 4.80 | WC | 2.46 x 1.90 | Bedroom 3 | 2.28 x 2.65 |
| Kitchen / Dining | 5.8 x 2.67 | Bedroom 1 | 3.25 x 2.93 | Bathroom | 2.44 x 1.89 |
| Utility | 2.46 x 1.2 | Bedroom 2 | 2.71 x 2.95 | Gross Internal Area | 96.4m² |

***bedroom sizes exclude wardrobe areas**

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

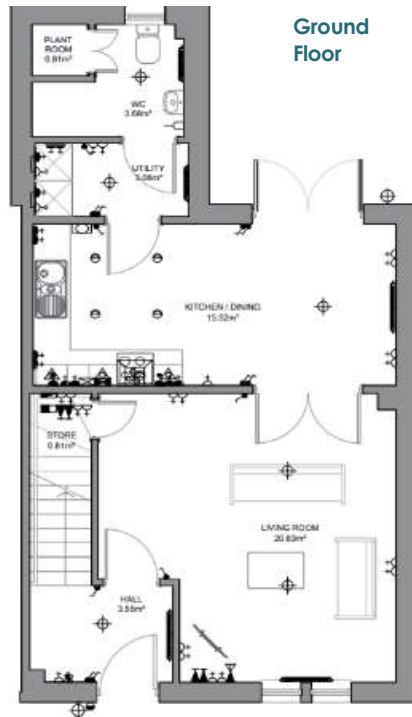
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Juniper & 2

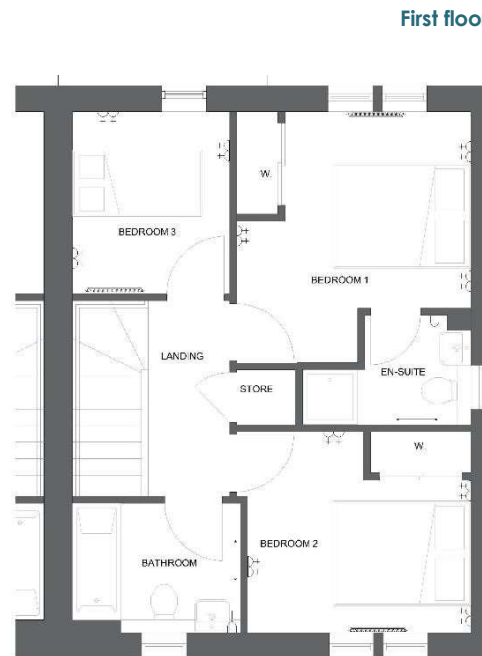
3 bedroom terraced or semi-detached villa



The Juniper is a fabulous 3 bedroom villa with great living space, utility and master en-suite.



Ground Floor



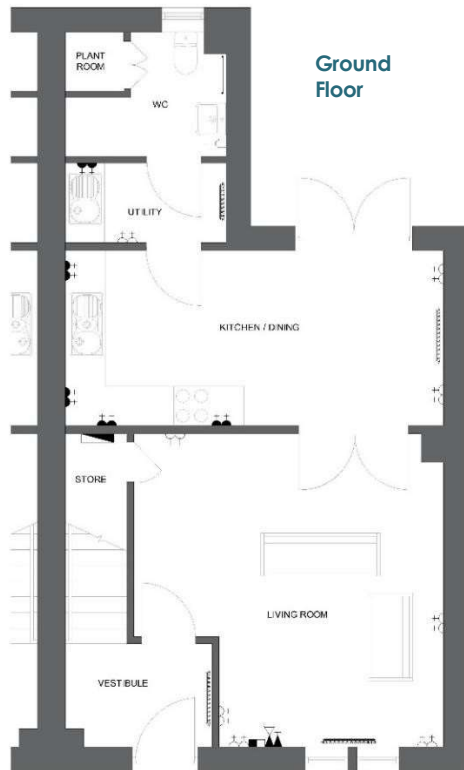
First floor



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|--|-------------|-----------|-------------|----------------------------|--------------------------|
| Living room | 4.75 x 4.80 | WC | 2.46 x 1.89 | Bedroom 3 | 2.28 x 2.65 |
| Kitchen / Dining | 5.8 x 2.67 | Bedroom 1 | 2.71 x 3.66 | Bathroom | 2.44 x 1.89 |
| Utility | 2.46 x 1.2 | Bedroom 2 | 3.25 x 2.22 | En-suite | 2.45 x 1.60 |
| *bedroom sizes exclude wardrobe areas | | | | Gross Internal Area | 96.4m² |

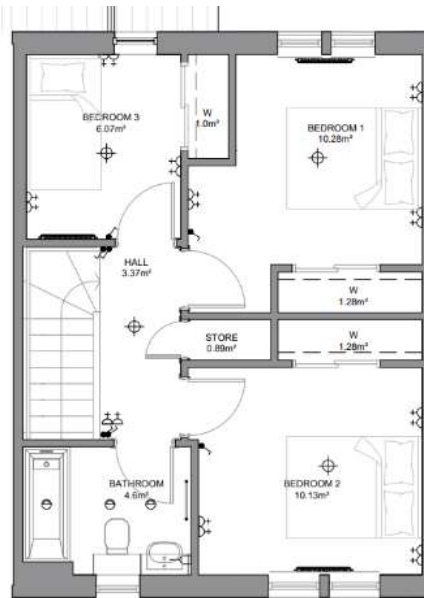
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 *dimensions exclude wardrobes and stores. Copyright Pat Munro (Alness) Ltd ©

The Juniper 2 is a fabulous 3-bedroom villa with great living space, and utility.



Ground Floor

First Floor



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|--|-------------|-----------|-------------|----------------------------|--------------------------|
| Living room | 4.76 x 4.86 | WC | 2.51 x 1.89 | Bedroom 3 | 2.28 x 2.73 |
| Kitchen / Dining | 5.79 x 2.71 | Bedroom 1 | 3.40 x 3.11 | Bathroom | 2.49 x 1.89 |
| Utility | 2.47 x 1.24 | Bedroom 2 | 3.25 x 2.73 | | |
| *bedroom sizes exclude wardrobe areas | | | | Gross Internal Area | 96.4m² |

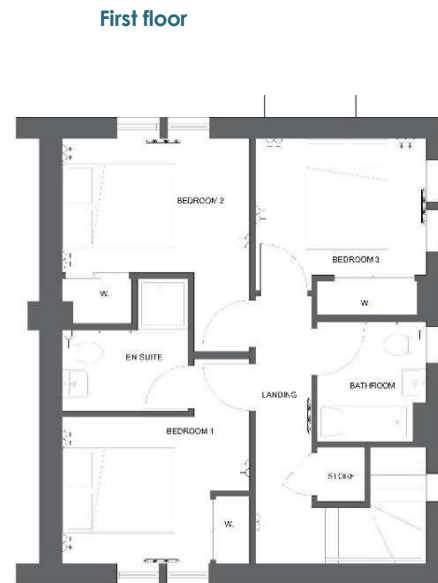
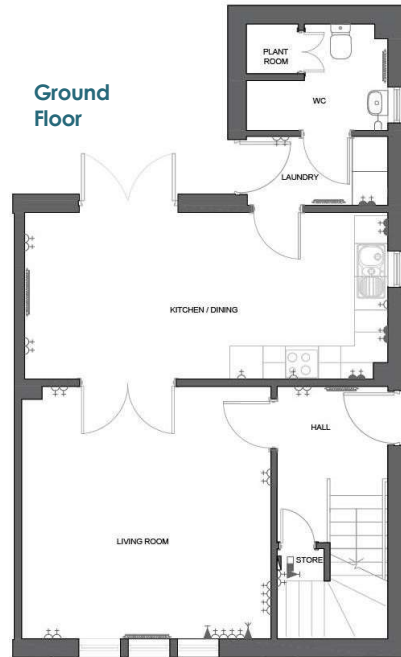
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 *dimensions exclude wardrobes and stores. Copyright Pat Munro (AIness) Ltd ©

Rowan

3 Bedroom semi-detached villa



The Rowan is a spacious 3 bedroom property, with a large living area, generous storage and master en-suite



| ROOM | SIZE (m) | ROOM | SIZE (m) |
|---|-------------|----------------------------|--------------|
| Lounge | 4.44 x 4.51 | En-suite | 2.24 x 2.14 |
| Kitchen / Dining | 6.5 x 2.96 | Bedroom 2 * | 3.34 x 2.40 |
| Utility | 2.46 x 1.23 | Bedroom 3 * | 3.05 x 2.44 |
| WC | 2.46 x 1.93 | Bathroom | 1.94 x 2.14 |
| Bedroom 1* | 3.34 x 2.61 | | |
| bedroom sizes exclude wardrobe areas | | Gross Internal Area | 107.2 |

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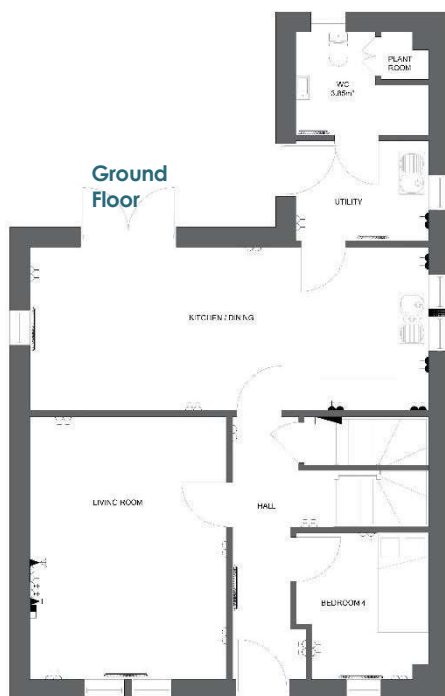
Larch



4 Bedroom detached villa



The Larch is a spacious 4 bedroom detached property with a spacious lounge, open plan kitchen/dining area, generous storage and master en-suite.



| ROOM | SIZE (m) | ROOM | SIZE (m) |
|--|-------------|----------------------------|---------------|
| Lounge | 3.68 x 4.94 | Bedroom 1* | 2.84 x 4.27 |
| Kitchen / Dining | 7.50 x 3.07 | En-suite | 1.85 x 2.09 |
| Utility | 2.50 x 1.88 | Bedroom 2* | 3.94 x 3.07 |
| WC | 2.50 x 1.94 | Bedroom 3* | 3.45 x 3.07 |
| Bathroom | 2.59 x 2.77 | Bedroom 4 | 2.49 x 2.77 |
| *bedroom sizes exclude wardrobe areas | | Gross Internal Area | 132.40 |

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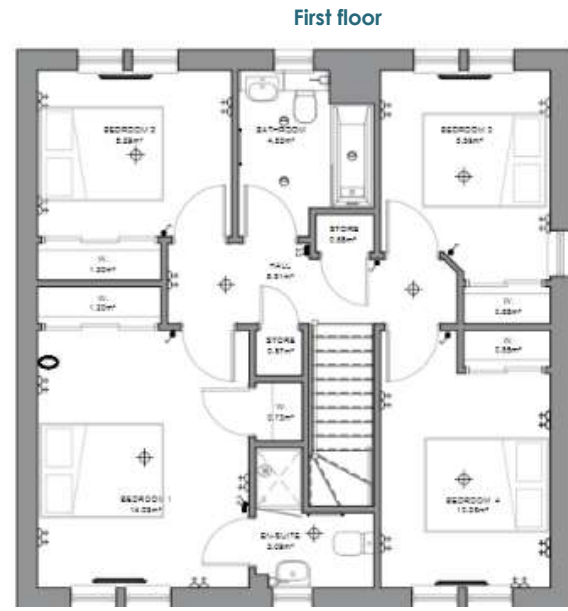
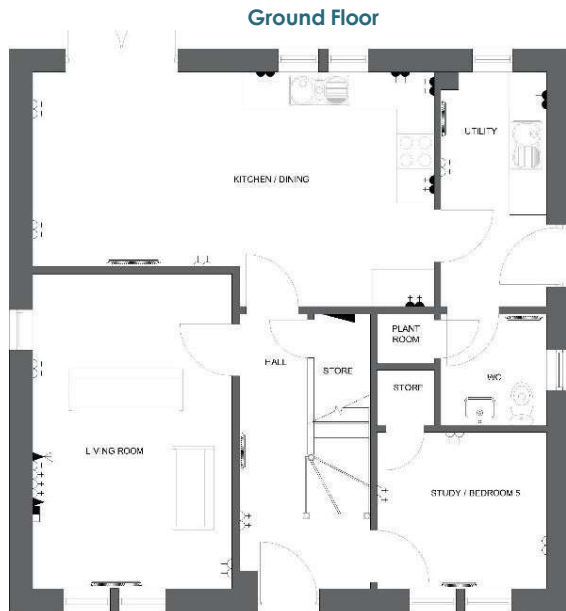
Hawthorn



5 Bedroom detached villa



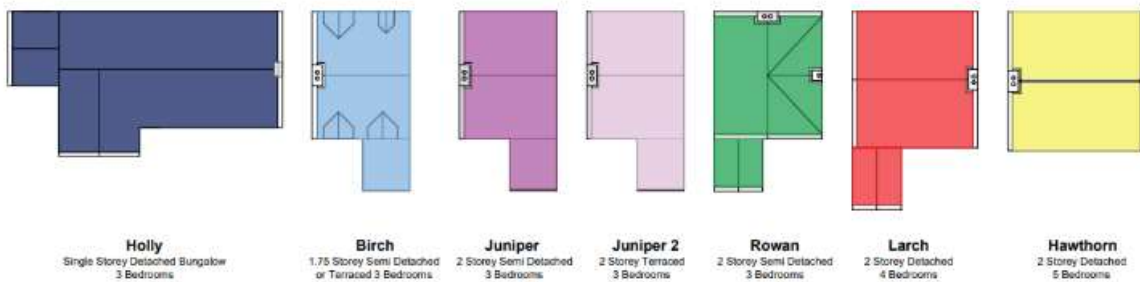
The Hawthorn is a superb 5 bedroom detached property, with a large living area, master en-suite and great storage.



| ROOM | SIZE (m) | ROOM | SIZE (m) | ROOM | SIZE (m) |
|--|-------------|-------------------|-------------|----------------------------|---------------|
| Lounge | 3.20 x 5.06 | Study / Bedroom 5 | 2.72 x 2.51 | Bedroom 3* | 2.72 x 3.36 |
| Kitchen / Dining | 6.44 x 3.13 | Bedroom 1* | 3.39 x 4.14 | Bedroom 4* | 2.72 x 4.14 |
| Utility | 1.70 x 3.77 | En-suite | 1.92 x 2.24 | Bathroom | 2.20 x 2.66 |
| WC | 1.70 x 1.80 | Bedroom 2* | 3.12 x 2.66 | | |
| *bedroom sizes exclude wardrobe areas | | | | Gross Internal Area | 137.20 |

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Greenside Site Plan (Phase 2)



Note: House mix and layout of future phases are indicative and subject to future planning consents therefore may vary from that shown.