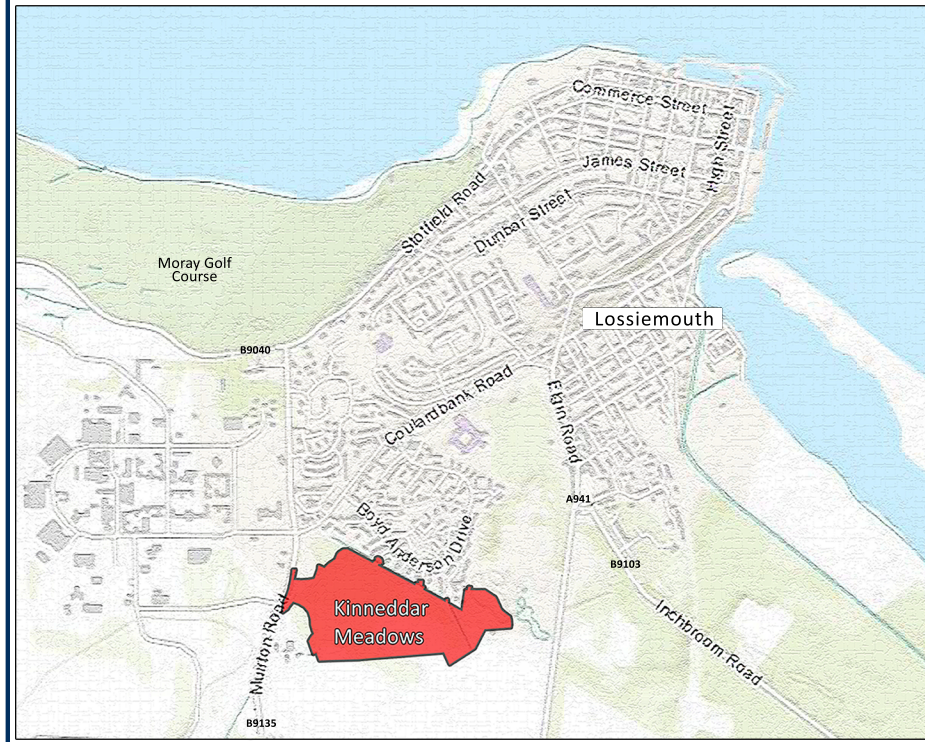


Kinneddar Meadows, Lossiemouth

Described as the jewel in Morays crown, Lossiemouth with its two sandy beaches, championship golf course, yachting marina, harbour and esplanade area, seafront cafes and restaurants is an ideal location for those looking for an active lifestyle or leisurely retirement.

Kinneddar Meadows is ideally located on the southern edge of the town within easy walking distance to the nearby high school, community centre, supermarket and medical centre. RAF Lossiemouth is but a couple of minutes walk from the development with Elgin and the A96 a short 5 minute drive away.



Tulloch of Cummingston Ltd.

In Moray, there's a construction company which has built an unparalleled reputation for excellence. For over 50 years, Tulloch of Cummingston, owned and managed by the Tulloch family, have been building new homes in the area and setting new standards in quality housing and customer service. For discerning customers, they have become the builders of choice.

The family business have won many national awards for high standards of finish and customer care. They are renowned for their attention to detail, quality of work, customer service and customised designs.

Dedicated to choosing the best locations for its exclusive developments, they build a varied selection of homes to suit every purchaser from first time buyer to downsizing retirees.

Standard Specification and Features

- High performance oak woodgrain double glazed UPVC windows
- Low maintenance composite woodgrain entrance doorsets
- Natural timber internal finishings with flush oak doors
- Moulded ceiling cornice to hall and lounge
- Built in wardrobes to most bedrooms
- Designer kitchens with integrated appliances
- Roca sanitaryware to bathrooms with complimentary tiling/wet wall panelling
- Recessed ceiling downlights to kitchens and bathrooms
- Underfloor heating to ground floor areas
- High levels of insulation
- Fyfestone feature panels to front elevation
- High timber fencing to rear boundaries
- Tarmac driveway and coloured riven paving to paths and patios
- Maintained garden areas
- NHBC 10 year warranty

Tulloch of Cummingston,
Tulloch House, Forsyth Street
Hopeman IV30 5ST

T: 01343 835 600
E: info@tullochofcummingston.co.uk
W: www.tullochofcummingston.co.uk



Kinneddar Apartments

Apartments 10A-F

A collection of one, two and three bedroom apartments with optional garages



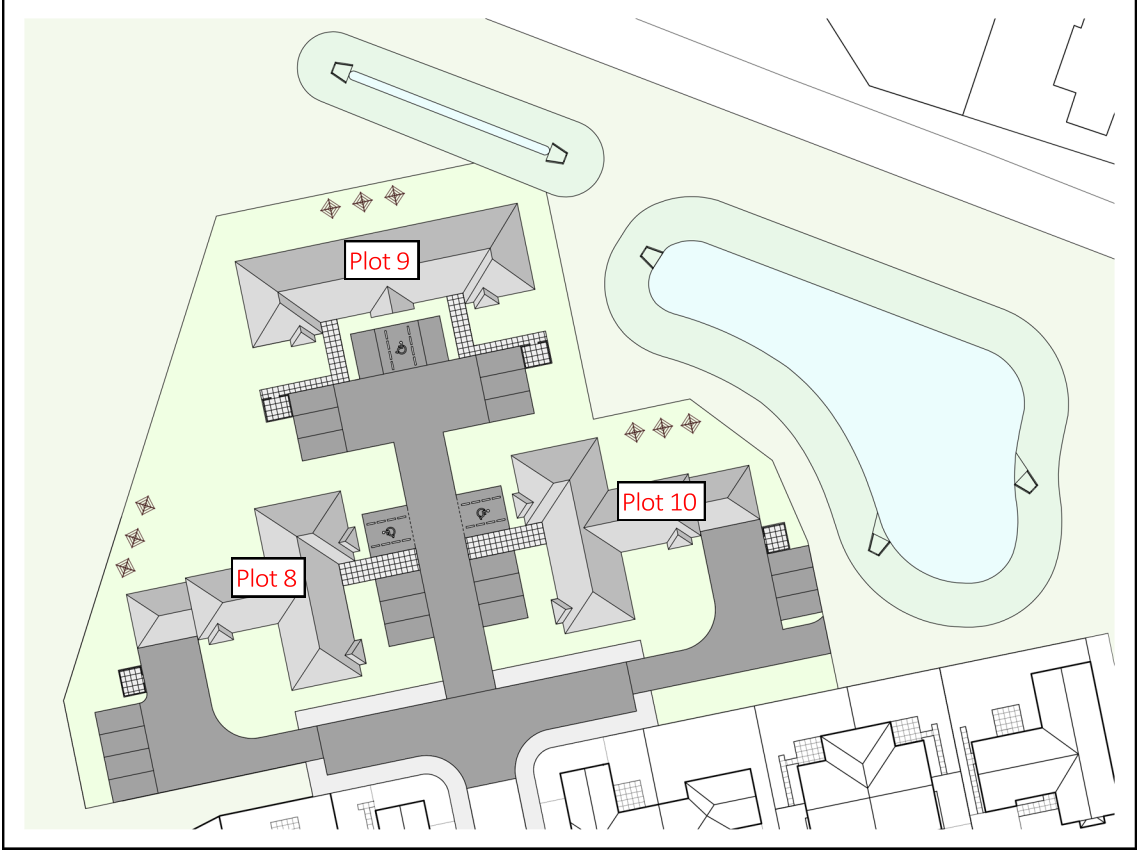
PLOT 10 PRICELIST

APARTMENT A	2 bedroom flat	£169,500
APARTMENT B	2 bedroom flat	£169,500
APARTMENT C	1 bedroom flat	£129,750
APARTMENT D	3 bedroom flat	£189,750
APARTMENT E	2 bedroom flat	£172,500
APARTMENT F	1 bedroom flat	£132,500
Private Garage	£17,500	

Kinneddar Apartments

A collection of one, two and three bedroom apartments with optional garages.

Individual in design, all apartments offer a well laid out design, featuring bay windows to the open plan lounge/kitchen areas, built in wardrobes to all bedrooms, ample storage and communal parking spaces; These apartments offer all the conveniences, security, low maintenance and energy efficiency provided by modern construction set within well maintained garden grounds.



SITE PLAN



GROUND FLOORPLAN

APARTMENT A

Lounge	4390 x 4045	(14' 4" x 13' 2")
Kitchen	3185 x 2800	(10' 4" x 9' 1")
Bathroom	2395 x 2805	(7' 8" x 9' 2")
Master Bedroom	3625 x 2890	(11' 8" x 9' 4")
Bedroom 2	3005 x 2555	(9' 8" x 8' 3")

APARTMENTS B+E

Lounge	3900 x 3830	(12' 7" x 12' 5")
Kitchen	3010 x 2860	(9' 8" x 9' 3")
Bathroom	1960 x 2070	(7' 11" x 6' 7")
Master Bedroom	3685 x 2825	(12' 0" x 9' 2")
Bedroom 2	3225 x 3035	(10' 5" x 9' 9")

APARTMENTS C+F

Lounge	3220 x 4275	(10' 5" x 14' 0")
Kitchen	2825 x 3325	(9' 2" x 10' 9")
Bathroom	1775 x 2175	(5' 8" x 7' 1")
Master Bedroom	3475 x 2805	(11' 4" x 9' 2")

APARTMENT D

Lounge	3900 x 4135	(12' 7" x 13' 5")
Kitchen	3205 x 2810	(10' 5" x 9' 2")
Bathroom	2395 x 2810	(7' 8" x 9' 2")
Master Bedroom	3705 x 2980	(12' 1" x 9' 7")
Bedroom 2	3005 x 2810	(9' 8" x 9' 2")
Bedroom 3	3025 x 2255	(9' 9" x 7' 3")

All structural room sizes are approximate and may vary due to nature of construction. The above details so not form any part of a contract and are for illustration purposes only. Housetype illustrations are indicative, elevational treatments may vary dependant on development, location and specification.



FIRST FLOORPLAN