

## The Best of Everything

In Moray, there's a building company which has built an unparalleled reputation for excellence. For over 50 years, Tulloch of Cummington, 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.

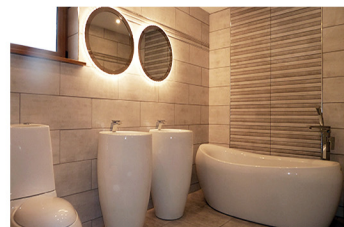


### A Tradition of Excellence

Tulloch of Cummington always aim towards providing the highest standards of workmanship and outstanding customer service, which has been regularly rewarded over the years with many national accolades. With all main tradesmen being local and directly employed, great emphasis is also placed on modern apprenticeships and ongoing training to ensure a highly motivated and skilled workforce.

### Pride of Place

Tulloch's concern for detail is evident at every stage. We take great pride in the finish of our homes, choose only the best locations for our developments and provide a wide range of varying house styles to ensure our customers live in pleasant relaxing surroundings and enjoy a lifestyle thats the envy of many



### The Individual Touch

Tulloch of Cummington build homes, not just houses. Every customer can choose the design and finish of their kitchen, sanitary ware, tiling, wall colours, internal doors and finishings with many other options available for clients to truly personalise their new home. The company will even redesign the internal layout to suit your own specific requirements.

### Energy Efficiency

Our company strives to be at the forefront when it comes to energy efficient construction. With underfloor heating a standard feature to all our homes, high performance windows and external doors and high levels of insulation and air tightness, your new home will be very comfortable and economic to heat. Further renewable energy options such as solar panels and heat pumps offer even lower running costs.



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Illustration showing three storey design

PLOT 15

## Seaview CUMMINGSTON

Five bedroom executive  
split-level house with double garage







View from the rear over the Moray Firth

PLOT 15

# Seaview



Illustration showing three storey design

## Five bedroom executive split-level house with double garage

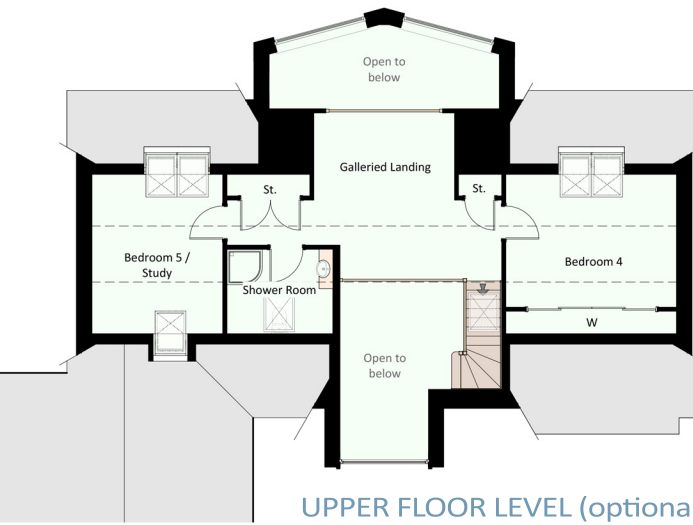
Located in the attractive coastal village of Cummington this large split-level designer home is just a minutes’ walk from the unspoilt sandy beach and coastal footpath, yet is only a short 8 mile drive away from the city of Elgin, Moray’s main shopping and civic hub.

Set on a large elevated plot accessed from a private driveway, this executive home offers fantastic panoramic sea views out over the Moray Firth to the mountains of Sutherland in the distance.

Designed to take full advantage of the views on offer, a range of different internal layouts from 3 to 7 bedrooms allow the home to be fully customised to suit the purchaser’s exact requirements.

Featuring a spacious lounge with vaulted ceiling and fully glazed gable, balconies to the master bedroom and dining areas, fully fitted designer kitchen, luxury bathroom sanitaryware, high specification finish of solid oak internal finishings and slate and natural sandstone exteriors this home will provide the ultimate in luxury living to the most discernible of buyers.

A large lower level basement room offers a variety of uses such as a media / cinema room, home gym, games or wet leisure area.



- DESIGN OPTIONS
- 3-5 bedroom layouts (2 level design)
  - 5-7 bedroom layouts (3 level design)

GROUND FLOOR	
Lounge	5830 x 5505mm ( max )
Kitchen	4310 x 3710mm
Dining Area	4310 x 3320mm
Master Bedroom	4310 x 4690mm
Ensuite	2180 x 2235mm
Walk-in wardrobe	2025 x 2635mm
W/C	1765 x 1785mm
Pantry	1475 x 2300mm
Vestibule	2230 x 1480mm
Utility	3650 x 2230mm
Garage	5720 x 5180mm

LOWER FLOOR LEVEL	
Family Room	5830 x 5505mm ( max )
Bedroom 2	4215 x 4595mm
Ensuite	2180 x 2130mm
Walk-in wardrobe	1930 x 2130mm
Bedroom 3	4215 x 4595mm
Ensuite	1975 x 2545mm
Cinema Room / Gym	5020 x 7280mm
W/C	1705 x 2310mm

UPPER FLOOR LEVEL (optional)	
Bedroom 4	4335 x 3375mm
Bedroom 5 / Study	3325 x 4050mm
Shower Room	2690 x 2145mm

All room sizes are approximate and may vary due to nature of construction. The above details do 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.