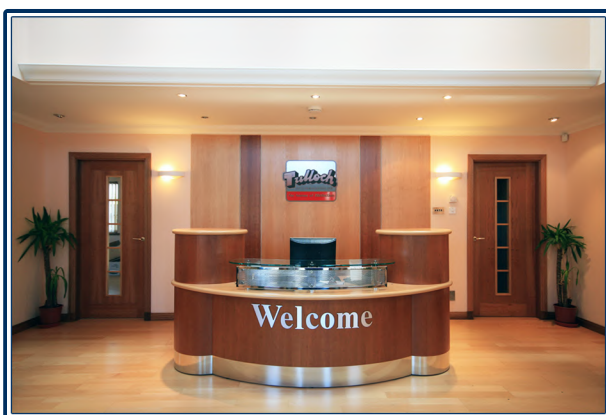
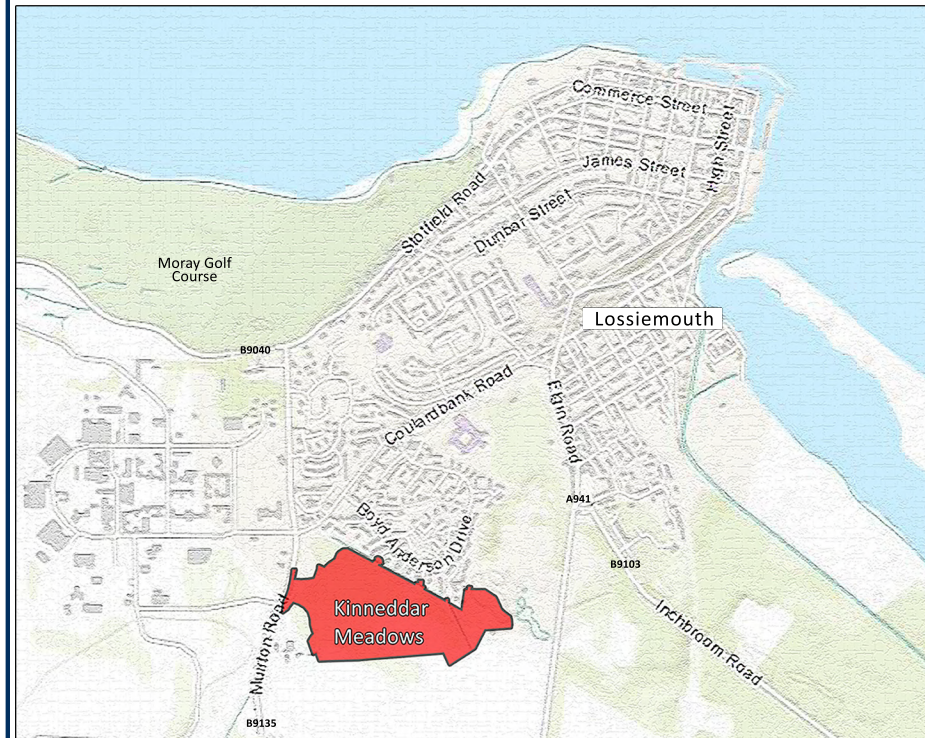


Kinneddar Meadows, Lossiemouth

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
- Solar PV to First Floor apartments
- 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 rooms
- 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

**Full specification available on request*

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 8A-F

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



PLOT 8 PRICELIST

| | | |
|---------------|----------------|----------|
| APARTMENT A : | 2 BEDROOM FLAT | £198,500 |
| APARTMENT B : | 1 BEDROOM FLAT | £148,500 |
| APARTMENT C : | 2 BEDROOM FLAT | £198,500 |
| APARTMENT D : | 3 BEDROOM FLAT | £215,000 |
| APARTMENT E : | 1 BEDROOM FLAT | £148,500 |
| APARTMENT F : | 2 BEDROOM FLAT | £198,000 |

PRIVATE GARAGE: £19,500



GROUND FLOORPLAN

Kinneeddar Apartments

A collection of one, two and three bedroom apartments with two garages and allocated parking spaces

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 most bedrooms, ample storage and a dedicated parking space for each property; These apartments offer all the conveniences, security, low maintenance and energy efficiency provided by modern construction set within well maintained garden grounds.

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 | 3626 x 2890 | (11' 8" x 9' 4") |
| Bedroom 2 | 3005 x 2555 | (9' 8" x 8' 3") |

APARTMENTS B+E

| | | |
|----------------|-------------|-------------------|
| 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") |

APARTMENTS C+F

| | | |
|----------------|-------------|-------------------|
| 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") |

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 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.



SITE PLAN



FIRST FLOORPLAN