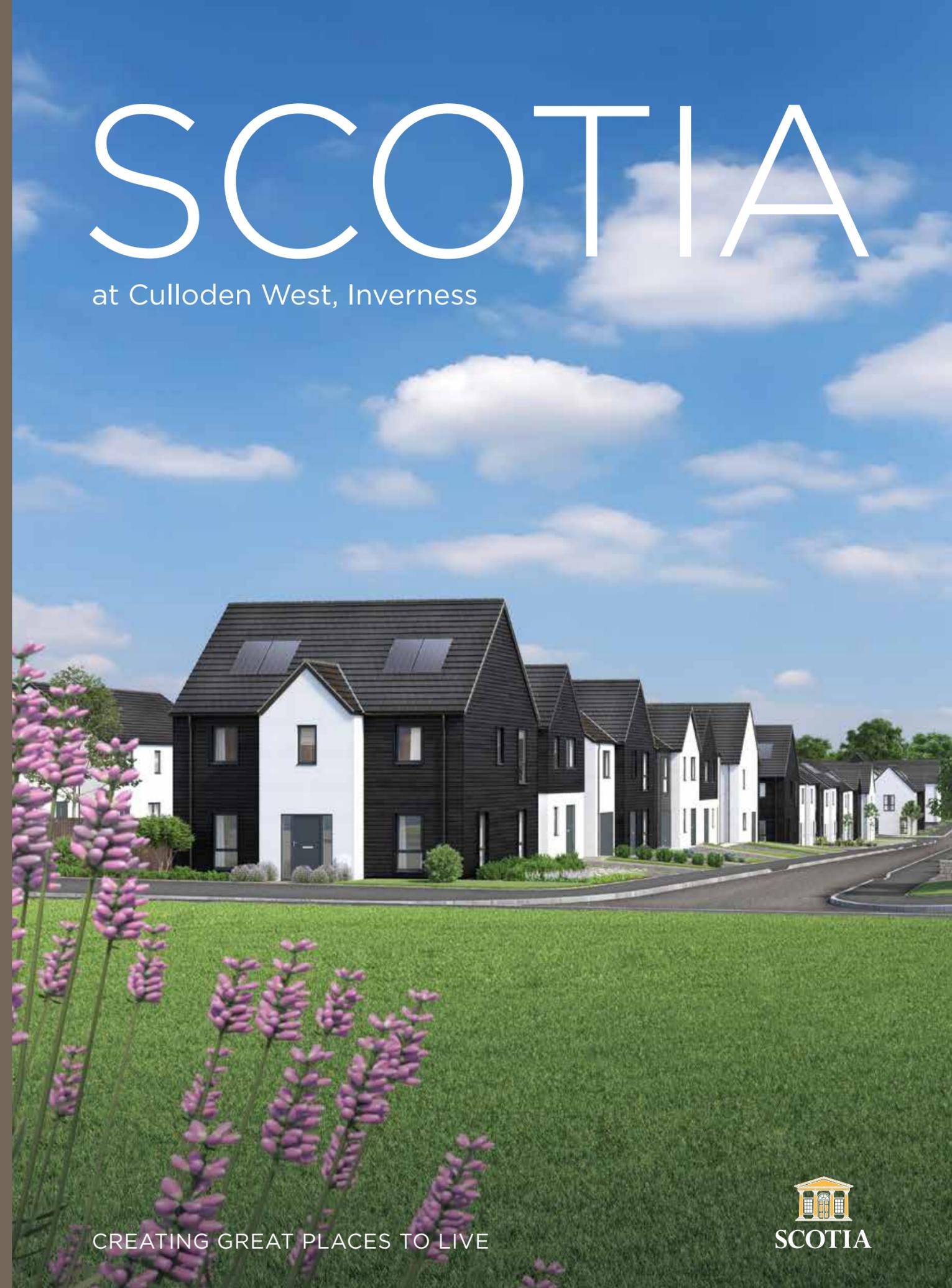


# SCOTIA

at Culloden West, Inverness



FREEPHONE: 0800 0855 455 [WWW.SCOTIA-HOMES.CO.UK](http://WWW.SCOTIA-HOMES.CO.UK)

The site layout plan, floor plans and CGIs are intended for illustration purposes only and may change for example in response to market demand, ground conditions, local authority and NHBC etc. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details.

All information is accurate at time of going to print - September 2019.

CREATING GREAT PLACES TO LIVE





# SCOTIA

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# contents



- 02 Scotia's vision
- 04 Location and amenities
- 06 The perfect place to call home
- 08 Site plan
- 10 Choosing your ideal home
- 18 Energy efficient homes
- 20 Buying options
- 22 Timber cladding
- 24 ISO 9001
- 25 NHBC
- 26 Focus on Porcelanosa
- 27 Help to Buy
- 28 Things to do in Inverness and beyond
- 30 Specifications
- 31 Fibre optic broadband
- 32 Focus on Symphony
- 34 Designing your new garden
- 36 Clubs and recreation
- 38 Customer care
- 39 Consumer code & customer charter
- 40 About Inverness
- 42 The making of a showhome
- 44 Factoring

# SCOTIA'S VISION

Our vision is to create desirable neighbourhoods and be regarded as the developer of choice by our customers; employees; and other key stakeholders.

To achieve this vision we will strive to continually improve our performance in relation to our five key areas:

## HEALTH, SAFETY, ENVIRONMENTAL & QUALITY (HSEQ)

At every level, individual and collective, we aim to make health, safety, environmental and quality responsibility, central to everything we do – in our offices, on our sites, and in all our contacts with fellow workers, contractors or members of the public. Committing to HSEQ is not just an option, it's the way we want to do business and we all need to make sure we keep on getting better and better in every way.

## OUR PEOPLE

Our team of employees is the foundation to our business and our future success relies upon them. A safe and healthy environment in which our people can develop their skills and knowledge is fundamental.

## CUSTOMER SERVICE

We aim to deliver our customers' expectations by creating well designed homes in desirable locations. Our customers are at the core of our business and we look to continually improve the experience throughout the process.

## PLACEMAKING

From concept to delivery, Scotia will look to create better places in order that our customers and stakeholders can enjoy the benefits for generations to come.

## FINANCIAL RESPONSIBILITY

We are cost aware and carefully manage our costs. We manage financial risk systematically and communicate our financial performance in a clear, concise manner.



 APPROX **180**  
NEW HOMES  
BUILT PER YEAR

OVER **250**  
STAFF 

**£5.6million**  
DEVELOPER  
CONTRIBUTION SUM  
FOR CURRENT DEVELOPMENTS

OVER 4,000  
HOUSES BUILT  


**5,500m<sup>3</sup>**  
OF CONCRETE  
USED PER YEAR =  
FILLING 693  
TRANSIT VANS 

 MORE THAN  
**120**  
SCOTTISH  
SUPPLIERS

**148,000m<sup>2</sup>**  
OF PLASTERBOARD  
USED PER YEAR =  
21 FOOTBALL  
PITCHES 

**114**  
TOTAL NUMBER  
OF DEVELOPMENTS  


**500**   
HARD HATS  
DISTRIBUTED PER YEAR

# WELCOME TO CULLODEN WEST

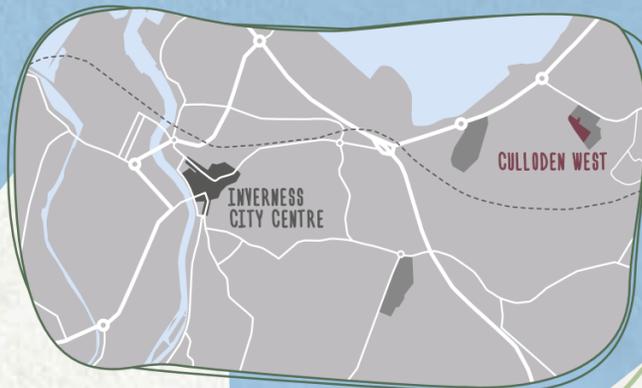
You'll find the development just east of Inverness, in an area of Scotland famous for its outstanding scenery and historical significance in equal measure.

There are local primary schools in nearby Smithton and Culloden, as well as Culloden Academy. The development's also around two miles from the University of Highlands and Islands' campus and the popular Inverness Shopping Park, home to a range of stores, as well as a cinema and fitness centre.

And of course, you'll never be stuck for life's essentials: nearby you'll find supermarkets and local stores including a butcher and bakery. Culloden also has a post office, chemist, hair salon and takeaway, as well as a medical surgery, library and leisure centre complete with swimming pool.

For an even wider choice of things to see and do – not to mention a bit of retail therapy – there's a regular bus service to Inverness city centre, as well as the nearby business and retail centres. Plus, the A96 is around 500 metres north, making it easy to hit the road west to Inverness or south to Aberdeen and beyond.

Turn to page 28 for our guide on things to do around Culloden.



## WELL CONNECTED

- > Inverness city centre: 4 miles
- > Nairn: 13 miles
- > Elgin: 35.5 miles
- > Aviemore: 31 miles
- > Domestic and international airport links at Inverness airport: 6 miles
- > Inverness rail station: 4 miles
- > Regular buses running seven days a week from Culloden to Inverness city centre



● FAIRWAYS GOLF COURSE

# The perfect place to call home

INTEGRATING PERFECTLY WITH THE EXISTING SETTLEMENTS OF SMITHTON AND CULLODEN, CULLODEN WEST DRAWS INSPIRATION FROM THE CHARACTER AND HERITAGE OF HIGHLAND TOWNS.

With sustainability and connectivity at its core, this Highland Urbanity style is reflected in aspects such as the scale of buildings and the well-contained, enclosed streets and spaces: all coming together to create a balanced neighbourhood with its own distinct personality.

These striking contemporary homes use a simple colour palette — including white render and dark grey Siberian Larch cladding. Everywhere you look, you'll see clean, sharp lines. And, each home has generous windows that flood rooms with natural daylight.

Outside, care has been taken to create a diverse streetscape —

including strong end gables and corner turner homes — to create a safe, welcoming environment. Plus, walls and hedgerows provide privacy and a sense of seclusion.

Courtyards, footpaths, cycle paths, landscaping, and tree-lined avenues combine to give the development a contemporary yet natural feel:

creating an attractive, well connected place that everyone can enjoy.

All properties have their own back gardens and private parking — be it driveway or garage.

For first time buyers and growing families alike, it's the perfect place to call home.

SUDS  
Sustainable Urban Drainage System



DEVELOPMENT BY OTHERS

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

LOCATION



HOUSE TYPES

There is a large variety of house types available at **Culloden West**, creating an attractive range of three and four bedroom homes.

**HT 85**  
3 BEDROOM  
TERRACED & SEMI-DETACHED  
PLOTS: 2, 3, 4, 5, 10, 11, 12, 13, 14, 15, 21, 22, 36, 39, 68

**HT 90**  
3 BEDROOM  
TERRACED & SEMI-DETACHED  
PLOTS: 18, 19, 33, 56, 57, 58, 59, 60, 64, 65, 73, 74, 75

**HT 95 CT**  
3 BEDROOM  
END TERRACED, SEMI-DETACHED & DETACHED  
PLOTS: 1, 9, 16, 23, 29, 30, 35, 40, 62, 63

**HT 110**  
4 BEDROOM DETACHED  
PLOTS: 37, 38, 67, 71

**HT 115**  
4 BEDROOM DETACHED  
PLOTS: 6, 7, 32, 61, 66, 72

**HT 125**  
4 BEDROOM DETACHED  
PLOTS: 25, 26, 27, 31, 70

**HT 125 CT**  
4 BEDROOM  
END TERRACED, SEMI-DETACHED & DETACHED  
PLOTS: 8, 17, 20, 24, 28, 34, 55, 69, 76

This site plan is intended for illustration purposes only and is subject to change. Consequently it should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

# House Type 85

3 bedroom terraced & semi-detached house



## GROUND FLOOR

**Living/Dining**  
14'10" x 14'5" (4.53m x 4.41m)  
**Kitchen**  
11'7" x 7'4" (3.55m x 2.24m)  
**Utility**  
6'6" x 5'8" (1.99m x 1.75m)  
**WC**  
6'5" x 4'7" (1.97m x 1.39m)

## FIRST FLOOR

**Master Bedroom**  
11'6" x 9'1" (3.53m x 2.76m)  
**Bedroom 2**  
10'5" x 8'11" (3.19m x 2.74m)  
**Bedroom 3**  
9'1" x 6'7" (2.78m x 2.03m)  
**Bathroom**  
7'8" x 6'5" (2.35m x 1.98m)

**Total Floor Area**  
934 sq ft (86.80 sq m)

ENERGY FACTS		ENERGY EFFICIENCY RATING	ENVIRONMENTAL IMPACT RATING
Heating costs per year	£112	A 92-100	A 92-100
Hot water costs per year	£71	B 81-91	B 81-91
Lighting costs per year	£93	C 69-80	C 69-80
Standard Charge	£88	D 55-68	D 55-68
Solar PV Benefit	(£106)	E 39-54	E 39-54
<b>Total annual running cost</b>	<b>£258</b>	F 21-38	F 21-38
Per month	£22	G 1-20	G 1-20



WITH SUPERFAST FIBRE OPTIC BROADBAND

🛋️ = 01 🛏️ = 03 🍴 = 01 🚽 = 02

WITH SUPERFAST FIBRE OPTIC BROADBAND

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# House Type 90

3 bedroom terraced & semi-detached house



## GROUND FLOOR

**Living/Dining**  
19'9" x 14'1" (6.03m x 4.30m)  
**Kitchen**  
8'11" x 7'11" (2.72m x 2.43m)  
**WC**  
7'6" x 3'9" (2.30m x 1.16m)

## FIRST FLOOR

**Master Bedroom**  
11'1" x 9'2" (3.40m x 2.80m)  
**Bedroom 2**  
11'8" x 9'2" (3.57 x 2.80m)  
**Bedroom 3**  
8'2" x 7'7" (2.51m x 2.33m)  
**Bathroom**  
7'8" x 6'5" (2.35m x 1.98m)  
**En Suite**  
4'2" x 7'1" (1.28 x 2.18m)

**Total Floor Area**  
969 sq ft (90.10 sq m)

ENERGY FACTS		ENERGY EFFICIENCY RATING	ENVIRONMENTAL IMPACT RATING
Heating costs per year	£119	A 92-100	A 92-100
Hot water costs per year	£72	B 81-91	B 81-91
Lighting costs per year	£93	C 69-80	C 69-80
Standard Charge	£88	D 55-68	D 55-68
Solar PV Benefit	(£106)	E 39-54	E 39-54
<b>Total annual running cost</b>	<b>£266</b>	F 21-38	F 21-38
Per month	£22	G 1-20	G 1-20



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ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£155	A 92-100		A 92-100	
Hot water costs per year	£71	B 81-91	88%	B 81-91	90%
Lighting costs per year	£94	C 69-80		C 69-80	
Standard Charge	£88	D 55-68		D 55-68	
Solar PV Benefit	(£141)	E 39-54		E 39-54	
<b>Total annual running cost</b>	<b>£267</b>	F 21-38		F 21-38	
Per month	£22	G 1-20		G 1-20	

## House Type 95 CT

3 bedroom end terraced, semi-detached & detached house



### GROUND FLOOR

- Living Room**  
17'7" x 10'0" (5.38m x 3.06m)
- Dining/Kitchen**  
17'7" x 10'0" (5.38m x 3.06m)
- Utility**  
7'8" x 4'5" (2.35m x 1.37m)
- WC**  
7'7" x 3'4" (2.32m x 1.02m)

### FIRST FLOOR

- Master Bedroom**  
13'0" x 10'0" (3.97m x 3.06m)
- Bedroom 2**  
10'0" x 9'3" (3.06m x 2.98m)
- Bedroom 3**  
10'0" x 7'6" (3.06m x 2.30m)
- Bathroom**  
7'8" x 6'5" (2.35m x 1.98m)

**Total Floor Area**  
1,021 sq ft (94.90 sq m)

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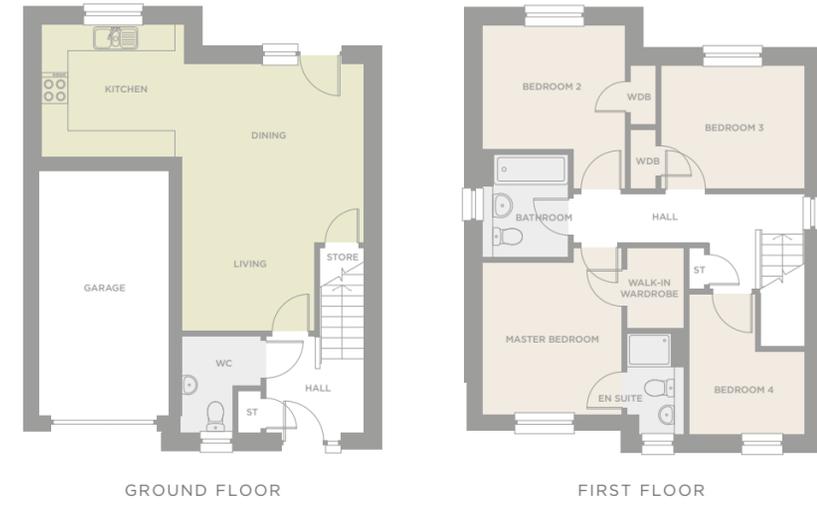
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ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£176	A 92-100		A 92-100	
Hot water costs per year	£71	B 81-91	88%	B 81-91	89%
Lighting costs per year	£101	C 69-80		C 69-80	
Standard Charge	£88	D 55-68		D 55-68	
Solar PV Benefit	(£141)	E 39-54		E 39-54	
<b>Total annual running cost</b>	<b>£295</b>	F 21-38		F 21-38	
Per month	£25	G 1-20		G 1-20	

## House Type 105

4 bedroom detached house



### GROUND FLOOR

- Living/Dining**  
19'8" x 13'6" (6.04m x 4.15m)
- Kitchen**  
10'7" x 9'9" (3.26m x 3.01m)
- WC**  
7'2" x 3'10" (2.18m x 1.17m)

### FIRST FLOOR

- Master Bedroom**  
11'3" x 10'4" (3.44m x 3.18m)
- Bedroom 2**  
10'7" x 9'2" (3.26m x 2.80m)
- Bedroom 3**  
10'7" x 9'2" (3.26m x 2.80m)
- Bedroom 4**  
8'8" x 6'2" (2.64m x 1.90m)
- Bathroom**  
7'7" x 6'5" (2.35m x 1.97m)
- En Suite**  
7'6" x 4'3" (2.30m x 1.30m)

**Total Floor Area**  
1,140 sq ft (105.90 sq m)

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📶 WITH SUPERFAST FIBRE OPTIC BROADBAND

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# House Type 110

4 bedroom detached house



## GROUND FLOOR

**Living/Dining**  
20'2" x 13'11" (6.16m x 4.25m)  
**Kitchen**  
11'7" x 10'0" (3.57m x 3.06m)  
**WC**  
7'2" x 3'8" (2.18m x 1.16m)

## FIRST FLOOR

**Master Bedroom**  
13'7" x 10'5" (4.17m x 3.19m)  
**Bedroom 2**  
13'0" x 9'0" (3.95m x 2.75m)  
**Bedroom 3**  
13'7" x 9'0" (4.15m x 3.09m)  
**Bedroom 4**  
10'5" x 6'4" (3.19m x 1.93m)  
**En Suite**  
7'7" x 6'5" (2.30m x 1.30m)  
**Bathroom**  
7'7" x 6'5" (2.34m x 1.97m)

**Total Floor Area**  
1,204 sq ft (111.90 sq m)

WITH SUPERFAST FIBRE OPTIC BROADBAND

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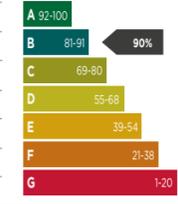
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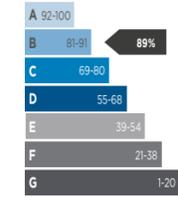
### ENERGY FACTS

Heating costs per year	£161
Hot water costs per year	£78
Lighting costs per year	£104
Standard Charge	£88
Solar PV Benefit	(£176)
<b>Total annual running cost</b>	<b>£255</b>
Per month	£21

### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING



# House Type 115

4 bedroom detached house



## GROUND FLOOR

**Living Room**  
16'10" x 10'7" (5.14m x 3.23m)  
**Kitchen**  
16'11" x 10'6" (5.16m x 3.22m)  
**Utility**  
7'3" x 4'1" (2.22m x 1.25m)  
**WC**  
7'2" x 5'6" (2.20m x 1.70m)

## FIRST FLOOR

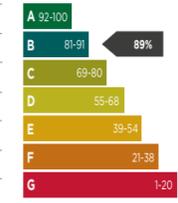
**Master Bedroom**  
11'2" x 10'5" (3.41m x 3.19m)  
**Bedroom 2**  
9'7" x 9'1" (2.94m x 2.76m)  
**Bedroom 3**  
11'1" x 10'6" (3.40m x 3.22m)  
**Bedroom 4**  
13'6" x 6'8" (4.13m x 2.04m)  
**Bathroom**  
7'8" x 6'5" (2.34m x 1.97m)  
**En Suite**  
7'6" x 6'7" (2.31m x 2.01m)

**Total Floor Area**  
1,257 sq ft (116.85 sq m)

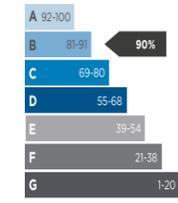
### ENERGY FACTS

Heating costs per year	£206
Hot water costs per year	£71
Lighting costs per year	£106
Standard Charge	£88
Solar PV Benefit	(£176)
<b>Total annual running cost</b>	<b>£295</b>
Per month	£25

### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING



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ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£214	A 92-100		A 92-100	
Hot water costs per year	£71	B 81-91	89%	B 81-91	90%
Lighting costs per year	£111	C 69-80		C 69-80	
Standard Charge	£88	D 55-68		D 55-68	
Solar PV Benefit	(£176)	E 39-54		E 39-54	
<b>Total annual running cost</b>	<b>£308</b>	F 21-38		F 21-38	
Per month	£26	G 1-20	1-20	G 1-20	1-20

## House Type 125

4 bedroom detached house



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

- Living/Dining**  
16'8" x 16'6" (5.09m x 5.05m)
- Dining/Kitchen**  
12'6" x 9'1" (3.82m x 2.78m)
- Utility**  
10'1" x 4'6" (3.08m x 1.38m)
- WC**  
7'1" x 3'9" (2.15m x 1.16m)

### FIRST FLOOR

- Master Bedroom**  
12'6" x 11'5" (3.82m x 3.50m)
- Bedroom 2**  
12'2" x 10'1" (3.70m x 3.08m)
- Bedroom 3**  
10'1" x 10'5" (3.08m x 3.18m)
- Bedroom 4**  
10'5" x 8'6" (3.18m x 2.59m)
- Bathroom**  
7'8" x 6'5" (2.34m x 1.97m)
- En Suite**  
8'6" x 6'7" (2.59m x 2.01m)

**Total Floor Area**  
1,339 sq ft (124.40 sq m)

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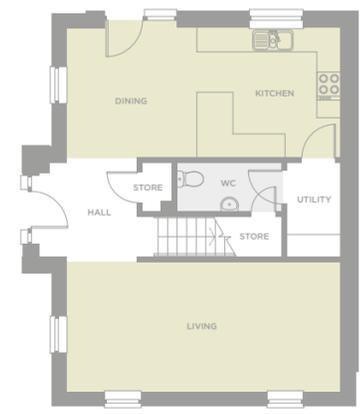
📶 WITH SUPERFAST FIBRE OPTIC BROADBAND



ENERGY FACTS		ENERGY EFFICIENCY RATING		ENVIRONMENTAL IMPACT RATING	
Heating costs per year	£168	A 92-100		A 92-100	
Hot water costs per year	£73	B 81-91	89%	B 81-91	91%
Lighting costs per year	£113	C 69-80		C 69-80	
Standard Charge	£88	D 55-68		D 55-68	
Solar PV Benefit	(£141)	E 39-54		E 39-54	
<b>Total annual running cost</b>	<b>£301</b>	F 21-38		F 21-38	
Per month	£25	G 1-20	1-20	G 1-20	1-20

## House Type 125 CT

4 bedroom end terraced, semi-detached & detached house



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

- Living Room**  
22'5" x 10'7" (6.85m x 3.23m)
- Dining/Kitchen**  
22'5" x 10'7" (6.85m x 3.23m)
- Utility**  
7'8" x 4'5" (2.35m x 1.35m)
- WC**  
8'7" x 3'11" (2.63m x 1.21m)

### FIRST FLOOR

- Master Bedroom**  
10'5" x 8'3" (3.19m x 2.53m)
- Bedroom 2**  
11'2" x 9'10" (3.41m x 3.02m)
- Bedroom 3**  
10'7" x 9'10" (3.23m x 3.02m)
- Bedroom 4**  
10'7" x 6'9" (3.23m x 2.08m)
- Bathroom**  
7'8" x 6'5" (2.35m x 1.97m)
- En Suite**  
6'10" x 4'6" (2.10m x 1.38m)

**Total Floor Area**  
1,353 sq ft (125.80 sq m)

The floor plans, dimensions, energy facts and CGIs are intended for illustrative purposes only and are subject to change. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrated therein.

£164  
AVERAGE  
HEATING COSTS  
PER YEAR

90%

AVERAGE ENVIRONMENTAL  
IMPACT RATING

£102  
AVERAGE  
LIGHTING COSTS  
PER YEAR

£72  
AVERAGE  
HOT WATER COSTS  
PER YEAR

0089%  
AVERAGE ENERGY  
EFFICIENCY RATING

£88  
AVERAGE  
STANDARD CHARGE  
PER YEAR

(£145)  
AVERAGE  
SOLAR PV BENEFIT  
PER YEAR

ENERGY BILLS ONLY  
£23 PER  
MONTH



## A MOVE TO A MORE EFFICIENT HOME

We all want to pay less for our energy. It's also important that we try to reduce our carbon footprint. From design and construction to the installation of heating and hot-water systems, energy efficiency is considered at every stage of our developments.

### BOILERS

#### Condensing combination boilers

We install A-rated gas boilers, which provide a combination of central heating and hot water. This is a very efficient option for most homes.

For larger homes that need more hot water, we may supplement this with a FlowSmart system, which improves boiler performance and avoids the need for storing hot water in tanks.

#### GasSaver

The GasSaver unit extracts heat from the waste gases that are expelled through the flue. This is then used to pre-heat the cold mains water before it enters the boiler. This means the boiler uses less gas to produce heat and hot water — saving on energy bills and reducing emissions.

### Thermal store

The thermal store, in larger homes using the GasSaver unit, further pre-heats and stores water, so the boiler works less to produce consistently hot water for a longer period.

### INSULATION

Heat is lost through the floor, walls and roof, and particularly doors and windows. Without careful design, thermal bridging lets heat escape easily, and wastes energy in heat generation.

### WINDOWS

Modern A-rated double-glazing is used, generally with solar/thermal glass, gas-filled cavities and warm-edge insulated spacer bars. This reduces heat loss and maximises solar gain. The frames are compartmented to reduce heat loss, and weather-seals provide full protection from the elements.

These figures are based on Predicted Energy Assessments for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property. The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square metre of floor area, the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.

# Solar Electricity

Solar panels convert sunlight into electricity for you to use in your new home.

Features such as solar panels come as standard on many properties and help towards our commitment to the highest levels of environmental sustainability.

### How does it work?

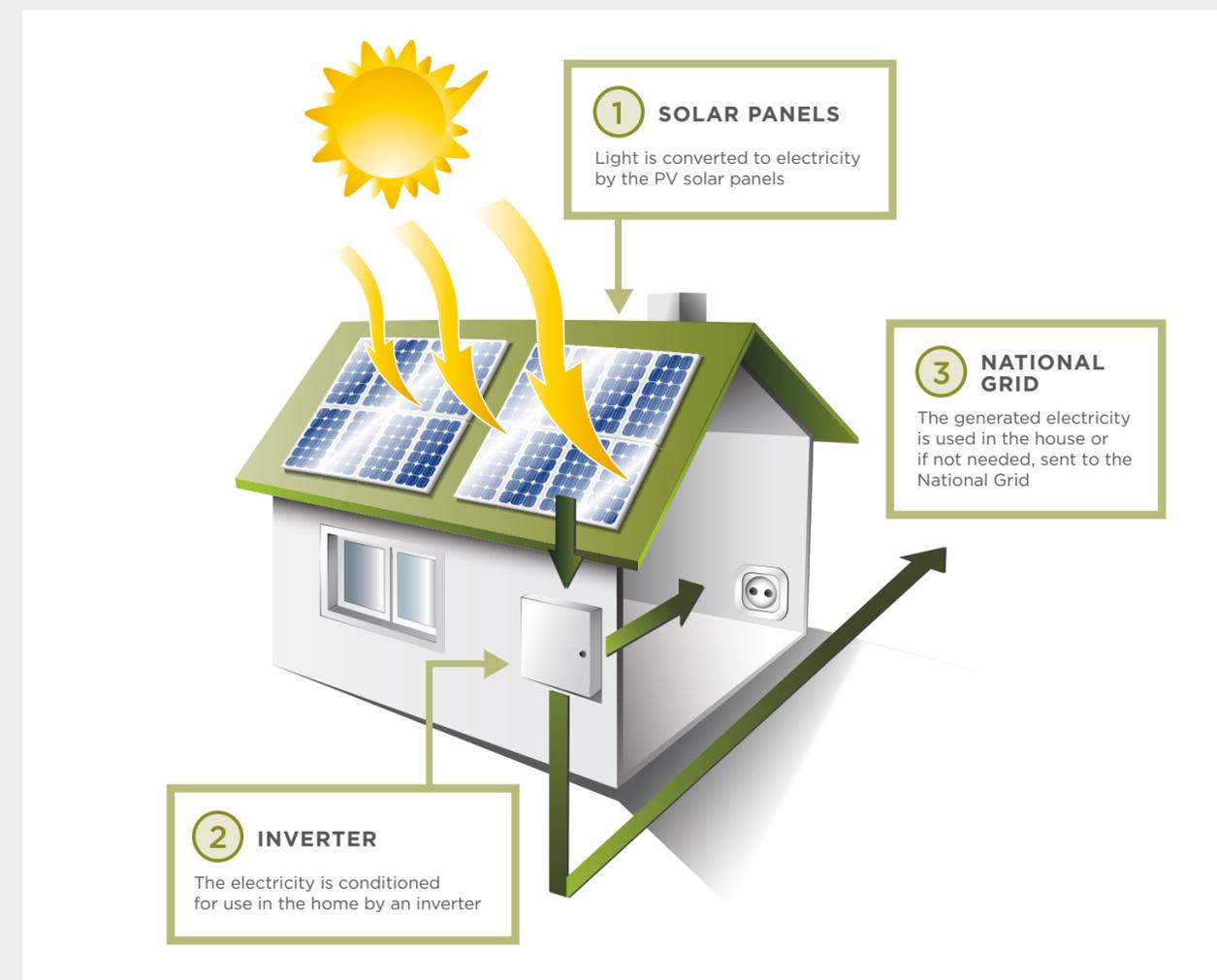
The solar PV panels on the roof absorb light and convert it to electricity. A device called an inverter conditions the electricity so that it is suitable to use in the house.

When you use more electricity than the solar panels produce, the solar energy is topped up with electricity from your supplier. If the panels are producing more than you need, the excess is exported to the grid for others to use.

### Save money and help the environment

Every unit of electricity you use from these panels is a unit you don't have to buy from your electricity supplier: saving you money.

And if you can time the use of appliances, such as dishwashers and washing machines, to the middle of the day when the panels are producing at their peak, you'll save even more.





Buying your new home. **The easy way.**

Want to buy your dream home before you've sold your existing one?



## A guaranteed sale of your existing house

With **Part Exchange**, we'll not only buy your existing home, we'll save you time and money. No costly fees to pay. A fair market price. No waiting around. Move out of your old home and into your new Scotia home the same day.



A GUARANTEED SALE



MOVE OUT AND MOVE IN ON THE SAME DAY



NO SELLING FEES



FAIR MARKET PRICE



GUARANTEED MINIMUM RESERVE PRICE FOR YOUR PROPERTY



NO SALE NO OBLIGATION



SELLING COSTS PAID BY SCOTIA



LET THE PROFESSIONALS HELP YOU SELL

## Welcome to Assisted Sale from Scotia

Buying a new home shouldn't be complicated. Neither should selling. With **Assisted Sale**, you can put the professionals to work, helping you sell your existing home. We'll give you expert advice and pay for all your estate agency, selling and advertising costs, which could save you thousands. And for peace of mind, we'll agree a minimum reserve price for your house. And if we don't sell, there is no obligation to buy the new home. How fair is that?

If you want help selling your home, ask about **Assisted Sale** from Scotia.

**At Scotia, we don't just build houses, we create great places to live.**

Terms and conditions apply. Subject to status. Please ask for details.

Terms and conditions apply. Subject to status. Please ask for details.

# High quality, sustainable timber cladding

The materials used in the design of each home define the character of the building and the identity of the surrounding area.

Siberian Larch cladding is a popular cladding choice due to its aesthetic beauty and excellent durability. It is extremely versatile, being suitable for most external cladding applications, and ensures a contemporary look to your home.

**Q IS SIBERIAN LARCH TIMBER CLADDING FRIENDLY FOR THE ENVIRONMENT?**

**A** Siberian Larch cladding is renewable, reusable, ultimately biodegradable, contains minimal embodied energy and is a FSC® (Forest Stewardship Council) certified product sourced from sustainable forests.

*“aesthetic beauty and excellent durability”*

Timber is the only material used in building construction which is completely renewable. Using timber in long-life building applications means more trees will have been planted, grown and harvested before the timber product reaches its end of life: significantly reducing emissions compared with other materials.

**Q HOW LONG WILL THE TIMBER CLADDING LAST?**

**A** The presence of tannins in Siberian Larch creates a high resistance to decay and rot, making it one of the toughest and most durable softwoods. Its high density means that it is more difficult for decaying organisms to penetrate the wood, resulting in a lifespan of many generations when subject to general outdoor exposure.

Due to its high percentage of heartwood and a minimum of sapwood, Siberian Larch is an extremely dense timber and as such, is not easily damaged.

*“renewable, reusable, ultimately biodegradable”*

To achieve improved longevity and a more refined contemporary finish, Russwood’s Siberian Larch cladding was vacuum coated in production-controlled conditions with a quality, three part water based paint system.

**Q WILL I HAVE TO MAINTAIN THE CLADDING REGULARLY?**

**A** On average, in Scotland, we can expect factory coated cladding boards to last eight to nine years before maintenance (re-coating) is required. However because it is a natural product, this is subject to a range of variables including orientation to the sun, geographical location and exposure to weather.

*“ensures a contemporary look to your home”*

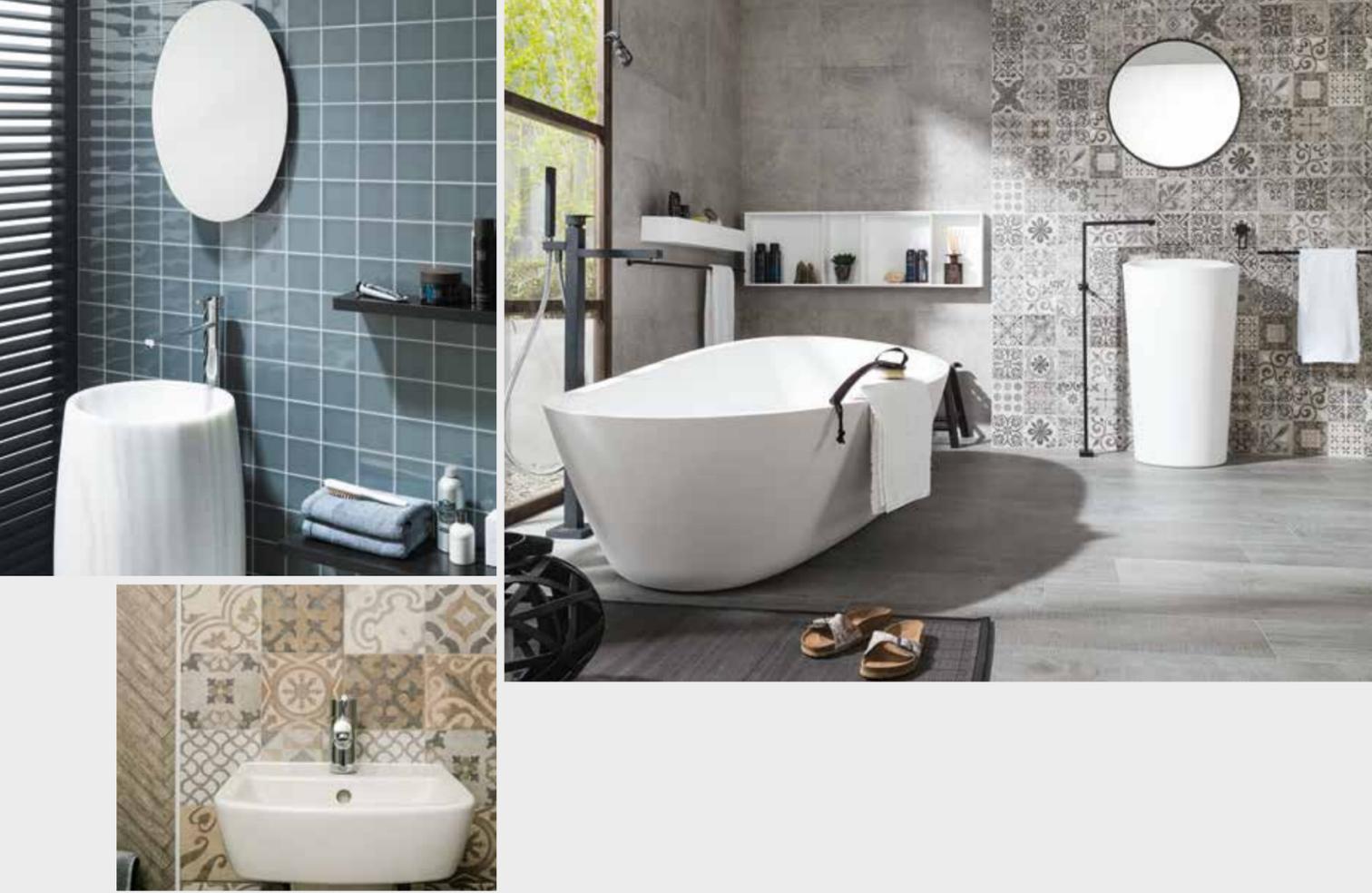
South facing cladding may require re-coating two to three years sooner than north facing cladding (so six to seven years). The coating colour has an effect on this as well: darker colour soak up more heat and the re-coating times are generally sooner.

Personal preference also plays a role in how often you re-coat. If you prefer your timber to look as it did the day you moved in, you will need to re-coat the timber on your home more regularly than someone who prefers a slightly more weathered look.

*For more information please speak to our sales advisor.*







# Innovation built in

With over 45 years' experience, PORCELANOSA is present in 150 countries, an achievement that is attributable to its strong design focus and product innovation.

The Spanish family-owned PORCELANOSA started off by producing a single product: ceramic tiles. Production diversification has played a key role in its growth.

Today it offers a wide range of products: from ceramic tiles, wooden floors, natural stones, kitchens, bathrooms, to high-tech materials like KRION™ (PORCELANOSA Group's own solid surface material) and state-of-the-art building solutions for contemporary architecture. A truly international brand, PORCELANOSA is one of the largest tiling retailers around, offering a vast range of ceramic, natural stone, mosaics and hardwood. It covers the full spectrum of interior design offering from kitchens and bathrooms to anti-slip

flooring and building solutions. It continually strives to innovate and its great selection of wood effect, concrete-look and stone-style tiles is second to none. If you want that sleek, European large-format tiled-floor look in your own home, PORCELANOSA is the first port of call.

At Scotia Homes, we know that the quality of finish is as important as the quality of the build and that is why we partner with the best suppliers to ensure all the finishes in your home are unrivalled. Give your home a contemporary edge or a classic touch, it's up to you with your choice of PORCELANOSA tiles.

*"a contemporary and fresh look"*

*"strong design focus and product innovation"*

*"creating a stylish new bathroom and kitchen"*

**PORCELANOSA**

# Looking for Help to Buy your new home?

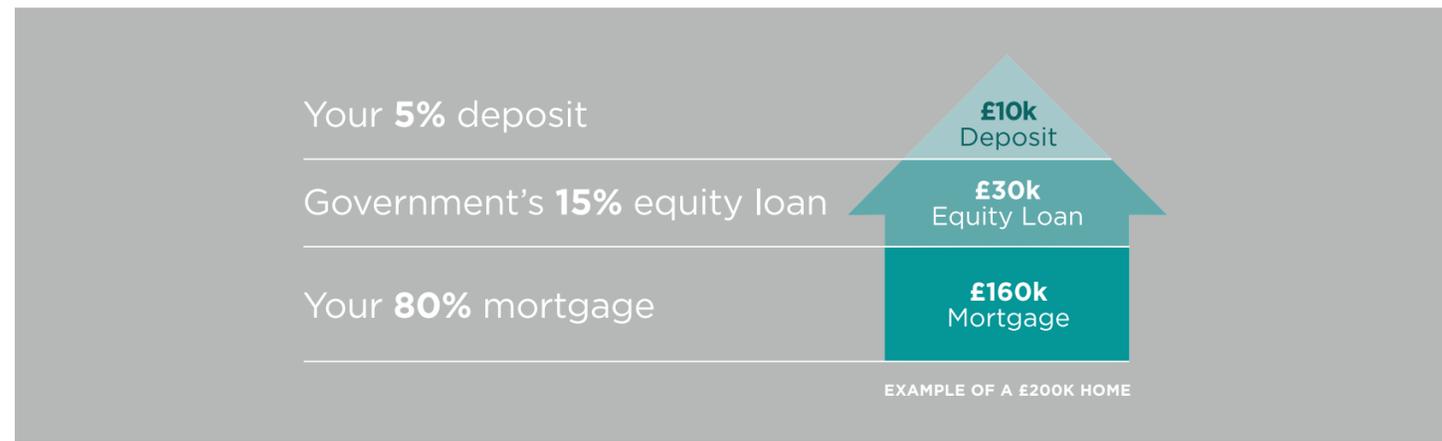


WITH ONLY A 5% DEPOSIT

With **Help to Buy** you could buy a brand new home with only a 5% deposit and the Scottish Government providing you with an equity loan, allowing you to take out a mortgage for the remainder. **Help to Buy can get you moving now.**



<p><b>ONLY 5% DEPOSIT</b></p>	<p><b>NEW HOME 100% YOURS</b></p>	<p><b>AVAILABLE TO ALL NEW HOME BUYERS</b></p>	<p><b>MAXIMUM PURCHASE PRICE</b></p>	<p><b>EQUITY LOAN REPAYED ANY TIME</b></p>
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0% APR

Scotia Homes Ltd. Registered office: 50 Lothian Road, Festival Square, Edinburgh EH3 9WJ. Security over your home is required. Help to Buy (Scotland) cannot be used in conjunction with Part Exchange. Availability of other incentives/offers is subject to lenders criteria and Scotia's discretion. Your mortgage lender's deposit requirements will vary, but you should usually expect to contribute a deposit of at least 5% of the purchase price. Available on selected properties, and subject to the government's specific terms, conditions and qualifying criteria. Please consult a development sales advisor for further details. Terms and conditions apply. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

# THINGS TO DO IN CULLODEN AND BEYOND

With a warm welcome everywhere you turn, fantastic scenery, a thriving food and drink scene and easy access to world class leisure and sports facilities, it's no surprise **Office for National Statistics figures in 2016 showed the Scottish Highlands were home to the happiest people in the UK.**

Today's Culloden offers something for everyone: easy access to Inverness, the bustling capital of the Highlands, as well as proximity to loads of picturesque villages, rugged landscapes, and popular coastal spots.

And history plays a huge role in the local culture, as you'd expect. Inverness of course has history in spades — not least of which as the chief stronghold of the Picts; Culloden made its own mark when nearby Drumossie Moor was the site of the last battle pitched on British soil: when the Jacobites ultimately failed against the Duke of Cumberland's forces to overthrow the House of Hanover in 1746.



## SLÁINTE!

Scotland's long been known for its whisky, but we're pretty good at brewing beer too. And at Culloden West, you're only eight miles or so from the **Black Isle Brewery, which produces organic, homegrown beer and runs daily tours.**

Just over 20 miles away, you'll find the award-winning Cairngorm Brewery with its 20-barrel brewhouse, capable of producing 6,500 litres of ale each day. And 25 miles away, you'll find the An Teallach Ale Company, which brews a wide variety of beers.



## NATURE LOVERS

There's a reason BBC's Autumnwatch has filmed in the area. Merkinch Local Nature Reserve has more than 50 hectares that are home to roe deer, weasels and wading birds. And if you want to see the local sea life, take a boat out on to the Moray Firth. You may be lucky enough to spot a bottlenose dolphin as well as seals, porpoises and even a minke whale or basking shark.

Culloden Wood is a great place to see nature up close and personal too: it's well known as a brilliant area for spotting birds and butterflies. Plus, it's popular with walkers, runners and cyclists.



## BUILT TO LAST

While the area's known for its spectacular scenery, it's fair to say a number of outstanding landmarks near Culloden West are man-made. The Culloden Viaduct, known also as the Nairn Viaduct or the Clava Viaduct, spans the River Nairn. It opened in 1898, is still in use today, and is the longest masonry railway viaduct in Scotland.

You could also take a boat out on the Caledonian Canal, built in the early 19th century, for a day trip and enjoy the spectacular scenery. Or step way back in time and visit Clava Cairns, a Bronze Age cemetery dating back about 4,000 years: a fantastic example of Highland heritage.

## IT'S SHOWTIME

On the banks of the River Ness, Eden Court Theatre and Cinema is one of the Highland's cultural hotspots. Each year its two theatres, cinemas, bar, restaurant, and exhibition spaces attract around 300,000 people. It's also a great place to visit for the whole family.

Plus, The Ironworks in Inverness — a purpose built live music venue — has played host to the likes of Kasabian, Runrig, Van Morrison, The Charlatans and Biffy Clyro.



## RETAIL THERAPY

Of course nearby Inverness has all the shops you'd expect from a bustling city centre, including the popular Eastgate Centre, as well as the Victorian market. Built in 1890, the latter is full of interesting and one-of-a-kind outlets.

Plus, on the High Street you'll find international or national chain stores, alongside plenty of small independent businesses. And nearby towns like Nairn have some brilliant places for keen shoppers to explore, while you'll find Brodie Countryfare just a few minutes' drive from the castle of the same name.

## SIGNIFICANT HISTORY



Travel back in time with the National Trust's Culloden Visitor Centre and find out exactly what happened when the Jacobites took their last stand. Here, you'll find loads of interesting artefacts

from the battle, as well as interactive displays that bring the conflict to life.

You can take part in a self-guided trail, or book a private hour-long tour of the battlefield.

And travel 12 miles west towards Beaulieu, and you'll find Wardlaw Mausoleum. It was built in 1634 as the burial place for the Lovat Frasers. Lord Lovat, the 'Old Fox' of the Jacobite Rebellion — better known today by readers and TV audiences as the grandfather of Jamie Fraser from the Outlander series — was buried in the crypt.

The Highlands are home too to many other fascinating castles and historical sites. For example, take a half an hour drive east and check out Brodie Castle.

This rose-coloured, turreted castle stands on land conferred to the family by Robert the Bruce. It's home to a magnificent collection of furniture, ceramics and artwork, including works by 17th-century Dutch masters and 20th-century Scottish Colourists. It also boasts an impressive library with more than 6,000 volumes.



## CHILDS' PLAY

Tire the kids out — that's the aim of the game, right? — with a load of great things for them to see and do including the Inverness Mystery Treasure Trail. The self-guided treasure trail will have them solving riddles as they explore, and takes around two hours to complete.

Or they can make a splash at Inverness Leisure, which has a massive wave pool and water geysers, or bowl a strike at Roller Bowl. It's got lightweight balls, making sure the kids have as much chance as the grown-ups to knock all the pins down.



Frankie and Lola's softplay centre has a safari-themed playframe, as well as a candytown themed space for little ones, and Infinity Trampoline Park will get the whole family bouncing. You can perfect tricks on main court, settle scores on the dodgeball arena, flip into the foam pit or unleash some slam dunk action in the basketball zone.





## YOUR HOME. TO YOUR SPECIFICATION.

The interior specification of these homes has been thoughtfully and carefully considered to ensure a high standard is achieved throughout. Our designers and architects work together to deliver the very best in terms of style and functionality.

The homes at Culloden West have a timeless yet contemporary design which makes great use of the space. Utility appliances, such as a built-in stainless steel electric oven, extractor hood and integrated fridge/freezer/ice-box are fitted as standard with washer/dryers fitted in some homes.

All windows are double-glazed to ensure maximum insulation and

soundproofing, and doors are painted smooth with chrome ironmongery; all coming together to make sure your new home is peaceful and comfortable.

Bespoke options are available to let you create an interior to suit you. A modern selection of kitchen cabinets, work surfaces and handles are hand-picked by our interior designers. Our bathrooms, cloakrooms and

en-suites come from a contemporary range and we have an array of Porcelanosa tiling to choose from.

**We are there to guide you through each of the available options, and to help you create your dream home.\***

\* Subject to construction timescales. Please see Sales Advisor for more information.

# KEEPING YOU CONNECTED with superfast fibre optic broadband straight into your home (FTTP)

**FROM STREAMING TELEVISION AND FAMILY FACETIMES, TO CONTROLLING HOME SECURITY AND HEATING, THE NEED TO STAY DIGITALLY CONNECTED HAS BECOME AN INTEGRAL PART OF OUR DAILY LIVES.**

### WHAT IS FIBRE OPTIC BROADBAND?

Fibre optic broadband uses plastic or glass cables, which allow for faster data transfer compared with the standard copper wires which are used in regular broadband connections.

### WHAT IS FTTP?

**FTTP** stands for fibre to the premises, meaning that your internet will be delivered through independent, pure fibre optic cables that go straight into your home. The alternative, more common (and slower) fibre optic option is **FTTC** which is where the cables stop at an on street cabinet, and then internet is delivered, usually through copper cables.

### WHY IS FTTP BETTER THAN FTTC?

With **FTTP**, the fibre optic cables go straight into your home, there is no drop off in internet speed caused by sharing the connection with neighbours, or being further away from the on-street cabinet. It is **up to 10 times faster** than **FTTC** and is also very resilient as there is less exposure in terms of connection being harmed by water or chemicals.

### DOES FIBRE OPTIC PROVIDE A RELIABLE CONNECTION?

The fibre optic cables are buried underground, making it very resilient as there is less exposure to water or chemicals. Furthermore FTTP essentially gives you a private supply of internet that only your home uses and therefore provides a powerful and reliable service, day and night. FTTP is also thought to be the internet most equipped to deal with the projected growth in demand for internet usage over the next decade.

### DOES FTTP COST MORE?

The installation costs for FTTP can be prohibitive as it is more expensive to install than FTTC, which is why it is not readily available in the UK. However at Culloden West, the installation is paid and complete by the time you move into your new home.

Ongoing monthly broadband costs will not cost more just because your home has FTTP, it will be as per the standard rate of your chosen broadband supplier.

**See Sales Advisor for more information.**

# Symphony<sup>®</sup>

## Welcome to your new kitchen

### YOUR SYMPHONY KITCHEN AT CULLODEN WEST

The kitchen is at the heart of every home — a space for cooking, socialising and spending time with family.

You need it to be a room that is practical, but which also reflects your personal style and tastes. Symphony has designed kitchens that fit perfectly in your new Scotia home. They are designed to make the most of the space and with the upgrades that are available, you can get the kitchen you want, at the price that's right for you.

#### WITH LOTS OF STYLES TO CHOOSE FROM

Scotia has teamed up with Symphony to offer you a comprehensive choice of classic and contemporary kitchens. What is your preferred style? Classic country kitchen, or something more modern? So whether you want to select an on-trend and stylish grey colour, a more neutral ivory, a subtle sage then the choice is yours.

Whether you'd prefer gloss or matt finishes, then there is something for everyone. Platinum, anthracite and cobble are all extremely popular and infuse subtle colour into the kitchen choice.

#### GET A HELPING HAND

Symphony kitchen designers have created recommended cabinets and worktops that work well together, so you won't find it difficult to create your ideal kitchen. But if these combinations don't suit you, then mix and match your choice of cabinet with any available worktop to achieve your perfect look.

Symphony offers a number of upgrades for your kitchen which allows customers to personalise their kitchen choices and get the kitchen of their dreams. In your new Scotia Home, the kitchen comes with high-quality cabinets, sturdy worktops and easy-to-clean handles. Your new kitchen is completely fit for purpose and is built to last.

*The images on this page are representative of the range of kitchens being used, but are not representative of the kitchen layouts of Culloden West. Consequently they should be treated as general guidance and cannot be relied upon as providing an accurate description of the kitchen layouts at Culloden West.*



“A space for cooking, socialising and spending time with family.”



“The kitchen is the heart of every home.”



# Designing your new Garden

When you move into your new property most of the preparation work may have been completed for you. The fencing erected, an area of paving or lawn laid perhaps, but otherwise it's likely to be a blank canvas.

**For some, this might be an exciting opportunity to exercise their creativity but for others, it may be simply overwhelming!**

For those who would like to tackle the design of their own garden themselves, here are some helpful pointers.

Maps for very new postcodes aren't usually available, so it's out with the measuring tape or alternatively contact a geographical survey company who can provide you with a drawing to scale.

Once you have plotted the boundary positions and the existing structures within these, get this information down onto paper or the computer. Don't forget about measuring and recording the different levels within your garden as understanding these will become important as you move on.

With your plan you can now develop a conceptual design. This requires you to be clear about what you want to do in your garden: sit in a shady spot and read; entertain friends or family; light up the BBQ; or just dine al fresco.

Discover your own personal style and explore your garden's potential.

Watch how the sun moves around and note the effect of sun and shade throughout the day. Find out the orientation, where is north, south, east and west? All of this will lead you to where you should position your plants. Don't forget all the practical aspects such as where the wheelie bins go or rotary dryer!

*An exciting opportunity to exercise your creativity*

Once you have positioned all the main items, think about how you get from the house to these places.

Think not only of paving but complementary textures too, such as

gravel or pebbles and edging stones such as granite setts. There is so much available and how you put these details and textures together will help to style your garden. It's worth considering garden lighting too at this stage — a night garden can look wonderful with well-placed lights.

Remember to observe what is in your deeds. It is worth checking with your local authority for advice prior to starting your project if you are undertaking anything other than soft landscaping to ensure you do not require permission. Also, if you are erecting any structures or require electricity, make sure to contact a professional. In particular, if you have children or grandchildren then safety is an obvious consideration and be sure to find out where your utility services' lines are before you start digging!



## Top 10 Tips

- 1 Survey your garden and write the information down.
- 2 Note conditions such as prevailing winds, as well as how the sun moves around creating light and shade.
- 3 Scope out the best place to sit in the garden and what views you have from there.
- 4 Find the most practical place for bins, storage, clothes-lines and an outside tap.
- 5 Map paths to connect every activity.
- 6 Look for focal points and main features to hold your attention.
- 7 What are the best views and what are views that you would like to lose or screen.
- 8 Develop your style through textures and items such as planters, sculpture or structures.
- 9 Consider lighting and power requirements for the garden.
- 10 If you have children or grandchildren, don't forget about safety.



**KIRSTY MCLEAN is a garden designer and writer at The Garden Design Company. Since 2000, she has created hundreds of garden designs, in all shapes and sizes, across the north east of Scotland.**

Kirsty's portfolio has a wide variety of projects, from working with private and commercial clients to various community projects, as well as working as a guest designer for BBC Scotland's Beechgrove Garden.



Designing a garden



**ICE SKATING**  
**JOIN THE FENCING CLUB**  
**WATERSPORTS**  
**FOOTBALL**  
**FLYING**  
**BASKETBALL**  
**RUNNING**  
**HIGH INTENSITY**  
**LEISURE CENTRE**  
**HILL WALKING**

Living in Culloden West, you're truly spoilt for choice if you like to keep active. Air, sea or land, the area really offers something for everyone close-by.

**LEISURE CENTRE**



Culloden Academy Leisure Centre includes a swimming pool, fitness room, games hall and gym. It runs children's swimming lessons on Friday evenings and Saturday and Sunday mornings. Adults' classes include Zumba, metafit, indoor cycle and yoga.

And with cardiovascular and resistance equipment, you can start using the well-equipped fitness suite after a short induction with one of the centre's instructors.

**FENCING**



Culloden Fencing Club meets at Culloden Community Centre on a Tuesday evening from 7pm to 9pm. The club caters for those aged eight-years-old and over, and all three weapons — foil, epee and sabre — are fenced.

Dingwall Fencing Club meets every Thursday evening in Dingwall Town Hall, Church St, at 7:30 pm. Members fence all three weapons too. Beginners are welcome, and the first session is free.

**WATERSPORTS**



Inverness Rowing Club is based on the Caledonian Canal, so members can row west towards Loch Ness, or east towards the Moray Firth. The club runs regular 'come and try' courses.

Nairn Sailing Club is based on the town's harbour front in Nairn. It has a popular cruiser section offering racing and social cruises throughout the year and a thriving dinghy section. It also runs regular club nights each Friday during the season as well as social events in its clubhouse.

**FOOTBALL**



For spectators, you're only 3.5 miles from Inverness Caledonian Thistle's stadium. The team, currently playing in the second tier Scottish Championship

enjoyed several seasons in the Premiership with other achievements including a Scottish Cup win and third place in the top flight in the 2014/15 season.

For those more keen on a kick-about, the club also runs courses for aspiring footballers aged between three and 14. Starting with Nessie's Soccer Stars where they can develop skills such as kicking, dribbling and catching. Plus, amateur club Culloden Moor Inn FC plays in the Inverness and District Football Association 2nd division.

**RUNNING**



Based at the historic Culloden Battlefield Visitor Centre, The Culloden Run 17.46k is a testing challenge over a 10.83-mile route which passes through stunning scenery and historic landmarks. The Culloden 10K passes around the quiet perimeter roads of the battlefield itself.

The Inverness park run starts every Saturday at 9:30am in Bught Park or at Whin Park. And you can join fellow runners afterwards as they grab a well-earned coffee at the Floral Hall Coffee Shop.

Plus, if longer distance is your thing, the Inverness half marathon follows a scenic route through the Highland capital.

**HIGH INTENSITY**



Crossfit's becoming increasingly popular worldwide as a way to build up fitness through high intensity exercise.

The team at CrossFit 57 North in Inverness uses pull up bars, kettlebells, plyo boxes, rings, olympic bars, ropes, med balls, jump ropes and tyres. And if that's not enough, you can try out other high intensity interval training bodyweight workouts like metafit at gyms including the Culloden Leisure Centre and the Bannatyne Health Club and Spa in Inverness.

**FLYING**



Highland Aviation in Inverness offers trial flights, giving aspiring aviators the chance to have a hands-on experience and pilot an aircraft themselves.

And at the Cairngorm Gliding Club, trial flights are available at weekends and sometimes during the week, where you can take the controls and try out your flying skills. It's one of the smaller clubs, but has the most spectacular scenery to fly over. After all, what better backdrop for learning to fly than the Cairngorms?

**BASKETBALL**



Highland Bears is based in Inverness and runs teams for girls and boys from under 10-years-old up to seniors. The club welcomes all players, regardless of age, experience or ability.

With training at the Inverness Royal Academy Community Sport Hub, the Inverness City Lions Basketball Club offers girls and boys the chance to get involved with the sport. Even better, the first session is free.

**ON THE ICE**



The Inverness Ice Centre, just five miles away, has plenty to offer adults and children.

Qualified curling coaches help participants grasp the basics of the game and get them started, while the Inverness Skating Club meets at the centre on Sundays from noon until 2pm. Tuition is also available.

And for the ultimate on-ice fast-paced sport, anyone aged between five and 18-years-old can come along and try out their skills with the Moray Firth Junior Ice Hockey Club every Sunday at the centre.

**Please contact the clubs for more information.**

# Caring for our customers

Scotia Homes is on hand to accompany you on every step of the home buying journey.

AT SCOTIA HOMES, WE DO OUR VERY BEST TO DESIGN AND BUILD THE KIND OF HOMES PEOPLE WANT TO LIVE IN. IT IS IMPORTANT THAT OUR CUSTOMERS FEEL SECURE AND CONFIDENT THROUGHOUT THE PROCESS OF BUYING A NEW HOME.

Therefore we make a special effort to ensure that our sales advisors are there to guide you from enquiry through to handover. We understand that this could be the single biggest purchase you make in your lifetime, which is why

we make it our priority to ensure your experience is smooth, professional, and enjoyable. Our sales team will keep you informed as your new home is being built and depending on the stage of the build when you reserve, get you involved at the appropriate time to add the personal touch; your kitchen, your tiles, your flooring.

And from the moment you move in to your new Scotia Home, our customer care team will be happy to answer any queries and will be responsible for making arrangements to remedy warranted defects in your property. Your dedicated customer care coordinator will be on hand to guide

you through your first few months and years in your new home, to help you settle in and ensure your home is exactly as it should be. You will be provided with all of the information that you need, from appliance manuals to maintenance instructions and contact details for out of hour's services.

Scotia Homes is committed to providing exceptionally high quality, both in terms of service and product. Every new home goes through a selling process, and our customer care and maintenance teams are dedicated to making sure any issues are remedied quickly, effectively and conveniently for you.

**“ I would like to take this opportunity to commend to you the two sales girls at Dubford, Kim and Christine. My daughter recently purchased her first home at number 4 Shielhill Drive, as you can imagine this was a stressful time not only for her, but also for my wife and myself. I must say that any concerns we may have had were quickly dispelled in the professional and efficient manner in which both girls dealt with things from start to finish. On behalf of my wife, my daughter and myself, please pass on our sincere thanks to them both for making my daughters experience of purchasing her first home a very pleasurable one. ”**

*Graham Davidson, March 2019*

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

## CONSUMER CODE

The Consumer Code for Home Builders sets mandatory requirements that all developers must meet, including marketing and after sales customer service.

The purpose of the code is to ensure that homebuyers

- > are treated fairly
- > know what service levels to expect
- > are given reliable information upon which to make their decision
- > know how to access speedy, low cost dispute resolution, if they are dissatisfied

## CUSTOMER CHARTER

### CUSTOMER CHARTER

Scotia's charter is a commitment to you. It tells you exactly what to expect and how we'll communicate with you, guiding you from the stages of buying to settling into your new Scotia home.

Displaying and communicating the Consumer Code for Home Builders from the start ensures that we both know the standards that are expected, from the sale to the completion of your new home. Along with the code, our staff are trained to understand their responsibilities in our dealings with you to ensure that you receive the best communication throughout.



# INVERNESS

The compact, cosmopolitan Highland capital



Bursting with attractions, world-class entertainment and great places to eat, Inverness is the capital of the Highlands, and the UK's most northerly city.

Set in some of Europe's most stunning landscape, the city's origins are ancient. In fact, a fortress on top of the now wooded crag at Craig Phadrig was the capital of the Pictish kings from as early as the 400s.

Home to around 47,000 people, today's Inverness is a diverse and bustling city with a dynamic, fast growing economy, modern digital and transport infrastructure, and a high standard of living.

Major trunk roads and rail services connect Inverness with the rest of Scotland, while Inverness Airport has daily flights to London, and other UK destinations, as well as continental Europe.

Unsurprisingly in an area known for excellence in food and drink, the city has a flourishing culinary scene, with many popular restaurants and street cafes.

For retail therapy, there's a wide range of specialist retailers in the historic old town and Victorian Market, while the Eastgate Shopping Centre is home to many popular high street outlets.

A short stroll round the city and along the river allows you to take in many of its historic attractions and connect with the past, including Inverness Castle, as well as St Andrew's Cathedral.

Further afield, you can visit the Bronze Age Clava Cairns as well as Culloden Battlefield — the site of one of the most famous battles on Scottish soil.

Inverness is a major cultural centre. Catch one of the many events at the Eden Court Theatre complex, or take some time to visit exhibitions in the city's galleries. There's also a full programme of festivals, events and highland games, including the family-friendly Belladrum Tartan Heart music festival near Beauly.

And of course, a trip to Inverness wouldn't be complete without a visit to Loch Ness. You can take a cruise down the Caledonian Canal to the loch — with ruined medieval Urquhart Castle on its banks. Keep your eyes peeled too for dolphins in the Moray Firth at Chanonry Point in Cromarty, or to the east of the city at Fort George.

## INVERNESS DID YOU KNOW?

IT'S KNOWN AS THE GATEWAY TO THE HIGHLANDS BUT HERE ARE A FEW THINGS YOU MAY NOT BE AWARE OF.

### > POLITICAL FIRST

Inverness attained city status in 2000, 79 years after the first Cabinet meeting outside London was held there in September 1921.

### > WARM WELCOME

Loch Ness never freezes because of the thermocline effect: sinking water near freezing point is replaced with warmer water from below.

### > MURDEROUS SITES

Shakespeare's play Macbeth, where Macbeth murdered Duncan to take the Scottish crown, is thought to have been set on the earlier 11th century site of Inverness Castle.

### > SEAT OF LEARNING

The University of the Highlands and Islands has its main campus in Inverness, which has around 8,500 students.

### > ENGINEERED TO LAST

Known as one of the greatest waterways in the world, the Caledonian Canal, which connects Inverness to Fort William, was constructed in the early 19th century by engineer Thomas Telford.

### > NAME OF THE GAME

Inverness comes from the Scottish Gaelic. Inbhir Nis meaning 'Mouth of the River Ness.' Today the city still has a relatively high density of Gaelic speakers, and is at the centre of the Scottish Gaelic Renaissance.

# THE MAKING OF A SHOWHOME

We asked Karen McKimmie and David Mackie from Ambiance Interior Design what's involved in designing a stunning showhome.



## #01 DESIGN PROCESS

We tend to have 'a look' we are trying to achieve before we start to look out the specific colours and fabrics. This can be inspired by the latest exhibitions, social media, travelling and magazines, as well as keeping up with the latest interior trends.

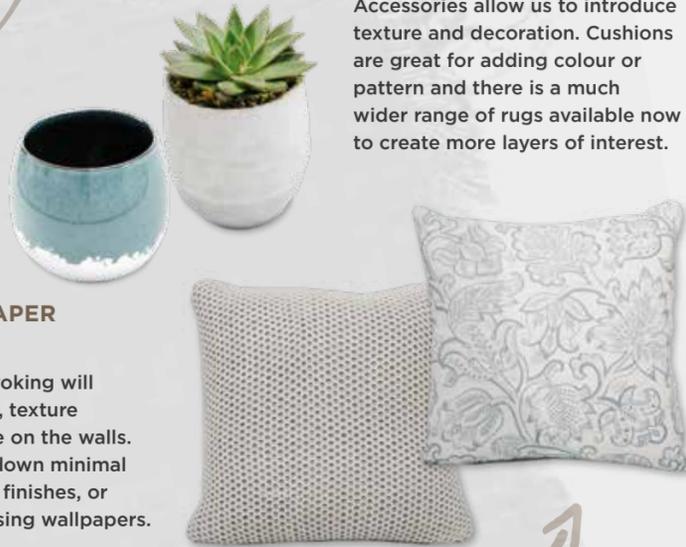


## #02 PAINT, WALLPAPER AND COLOUR

The look we are evoking will dictate the palette, texture and pattern we use on the walls. It could be pared down minimal using mostly paint finishes, or more decorative using wallpapers.

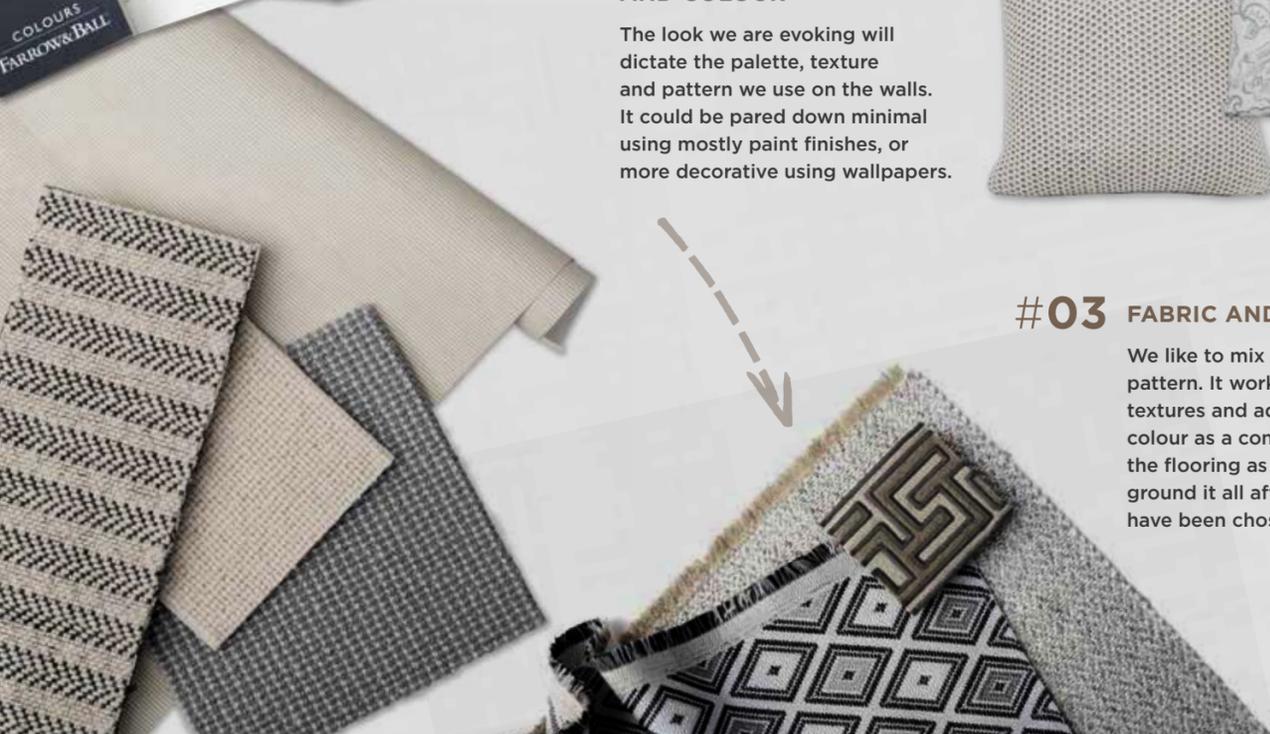
## #04 ACCESSORIES

Accessories allow us to introduce texture and decoration. Cushions are great for adding colour or pattern and there is a much wider range of rugs available now to create more layers of interest.



## #03 FABRIC AND FLOORING

We like to mix texture and pattern. It works to layer the textures and add pattern or colour as a contrast. We choose the flooring as a base to ground it all after the fabrics have been chosen.



## #05 FURNITURE

We use classic designs for the main pieces of furniture which allow us to juxtapose some more interesting occasional furniture in the space without it looking cluttered. The main pieces will remain timeless and can be accessorised to change the look.



## #06 LIGHTING

Lighting is so important to create the ambience of the space. We always layer the lighting starting with the simple fitted ceiling lighting and then add interesting wall, floor and table lights which can be objects in themselves.



## #07 FINAL DESIGN

We always try to use the latest trends in fabrics, colour and accessories to show clients what can be achieved in the showhome whilst still retaining a classic feel. It's very important to create a cohesive flow throughout the house to give a feeling of space, harmony and comfort. We hope that we help clients to visualise the houses as homes.

# KEEPING UP APPEARANCES

It's nice to have things taken care of. A professional property manager, or factor, works for every owner in a development: organising tradesmen for repairs and maintenance including cleaning, gardening and grass cutting of common areas.



**Q WHAT ARE THE COMMON PROPERTY AREAS?**

**A** Common property areas such as woodland, landscaped areas and public areas don't belong to one specific owner. Factors typically take care of items such as maintenance of woodland, public play equipment, grass cutting, and road sweeping.

**Q WHY LOOK AFTER COMMON PROPERTY AREAS?**

**A** It's important a development is well kept. A scruffy development is not only unpleasant for residents, but can discourage purchasers. A run down development eventually becomes much more expensive to maintain. A little care can keep your property looking good and generally make your development a pleasant place to live.

**Q WHAT IS A FACTOR'S FUNCTION?**

**A** We appoint the right factor for your development. The factor will make decisions on your behalf and organise the work for you. Remember that you can let the factor know about any work you think needs to be done.

**Q HOW DOES THE FACTOR OPERATE?**

**A** The rules for undertaking factoring duties for your development are detailed in a Deed of Conditions. Your solicitor should provide this

document at the time of purchase. It's important, so well worth making sure you've read it.

**Q HOW IS THE FACTOR PAID?**

**A** An invoice for your share of maintenance and management fees is normally issued either quarterly or six-monthly.

**Q WHAT IS A FLOAT?**

**A** It's important a factor can pay for work promptly when required. A float or fund of money paid by each property owner at settlement allows the factor to do this without the heavy burden of expense. Prompt payments ensure the best contractors are keen to do work for your development. This can be recovered if you decide to sell your property.

**Q WHAT IS A MAJOR MAINTENANCE FUND?**

**A** A major maintenance fund is normally set aside to 'save up' for larger maintenance items authorised by the owners within the development.

**Q WHO DETERMINES HOW MUCH THE OWNERS PAY INTO THE FUND?**

**A** Each owner is a member of the residents association. How much the owners pay into the fund is discussed at the residents association or executive committee

meetings. Normally quotes for work are agreed first. From this an educated estimate can be made.

**Q WHAT IS THE ADVANTAGE OF A MAJOR MAINTENANCE FUND?**

**A** By saving up for major works, you don't have large invoices to settle. A debt can be spread over the development, so the money is available before the work starts.

**Q WILL THE FACTOR RUN UP LARGE BILLS?**

**A** No. Don't worry. The factor will have the authority to carry out work to the communal areas provided that the anticipated cost of any one item doesn't exceed that amount. This limit can be exceeded in an emergency. Otherwise, estimates will be obtained and distributed. Instructions will be taken from you and your neighbours or the residents association representing you before any extraordinary works are carried out. If payments are required in advance, you will always be notified.

**Q WHO IS RESPONSIBLE FOR THE ROADS?**

**A** Roads are the responsibility of the local council. After construction, Highland Council will adopt the roads and their associated drainage, including SUDS.