

All prospective enquiries directed solely via our Selling Agents:



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SWORDALE  
GROVE

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008.

The Developer operates a policy of continual development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and the Developer reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intended purchasers, the information is intended as a guide only. Photographs and illustrations in this brochure are indicative of a property finish therefore any computer generated images and photographs do not necessarily represent the actual finishings, elevations or treatments, furnishings and fittings at our Sworddale Grove development. Room measurements are approximate. Nothing contained in this brochure shall constitute or form part of any contract.

BY COMPASS

# A PERFECT PLACE TO CALL HOME

Sworddale Grove is an exciting new housing development by Compass Building and Construction Services. Designed by award-winning architects, Sworddale Grove will maintain the look and feel of the local community while offering two contemporary single level house options.

The development is within reach of local amenities including a general store, café, hairdresser, restaurant and hotel. Families are also catered for, with Kiltearn Primary School being within easy walking distance and older children attending Alness Academy, for which a free school bus is provided.

There are many attractions available on your doorstep including a community woodland, hillwalks, beaches, dolphin spotting, salmon fishing, whisky distilleries and excellent golf courses. There are many pleasant walks in the area and opportunities to enjoy the outdoors.

The village is within easy commuting distance of both Inverness and Dingwall. There is a regular bus service available to Inverness, Dingwall and Alness with rail links from both Dingwall and Alness.



**S**  
**SWORDALE GROVE**

## SITEPLAN

This illustration is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ from that indicated. Please ask our Selling Agents for the most up-to-date details.

**S**  
**SWORDALE GROVE**

**HOUSE KEY**

**IONA**  
 3 Bedroom Detached Bungalow  
 49 50 55 66

**ISLAY**  
 3 Bedroom Semi-Detached Bungalow  
 51 52 53 54



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TOTAL 86m<sup>2</sup>

All measurements are approximate and taken from the widest point.  
Property may have minor variations to that shown.



### 3 BEDROOM SEMI-DETACHED BUNGALOW

### ISLAY FLOOR PLAN

## ISLAY

Our popular ISLAY design offers well appointed accommodation over a single storey.

There is a lounge and spacious kitchen with ample space for dining. There are three bedrooms, all with fitted wardrobes, a contemporary ensuite shower room and a family bathroom with an over-bath shower.

Lounge	4.47m x 3.00m	14'8" x 9'10"
Kitchen / Dining	4.42m x 3.60m	14'6" x 11'10"
Bathroom	2.34m x 2.49m	7'8" x 8'2"

Bedroom 1	3.86m x 2.95m	12'8" x 9'8"
Ensuite	2.49m x 1.41m	8'2" x 4'8"
Bedroom 2	3.62m x 2.55m	11'11" x 8'4"
Bedroom 3	3.62m x 2.86m	11'11" x 9'5"

PLOT NO.

51 52 53 54

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TOTAL 111m<sup>2</sup>



### 3 BEDROOM DETACHED BUNGALOW

### IONA FLOOR PLAN

IONA

The airy open-plan layout encompasses a generous lounge that flows directly into a well-appointed kitchen and emerges into a roomy dining/snug area... the perfect entertaining space.

Add to that three well proportioned bedrooms, all with fitted wardrobes, ensuite, family bathroom and stacks of storage space, our 'IONA' single storey home undeniably has it all.

Lounge	4.00m x 5.80m	13'1" x 19'0"
Kitchen / Dining	3.40m x 6.80m	11'2" x 22'4"
Bathroom	2.30m x 2.10m	7'7" x 6'11"

Bedroom 1	4.00m x 3.70m	13'1" x 12'1"
Ensuite	2.10m x 1.80m	6'11" x 5'11"
Bedroom 2	3.10m x 3.30m	10'2" x 10'9"
Bedroom 3	3.10m x 2.37m	10'2" x 7'9"

PLOT NO.

49 50 55 66



LIFESTYLE



#### KITCHEN

- Luxury fitted kitchen cabinetry with soft-close mechanism
- Black 4 zone induction hob
- Stainless steel electric single oven
- Stainless steel extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel inset sink 1½ bowl
- Stainless steel mixer tap
- 100mm splashback (to match worktop)
- Coloured glass splashback (to rear of hob)
- LED under-unit feature lighting

#### OPTIONAL UPGRADES

Our Advisors are at your disposal to help tailor your new home to your unique requirements.

Optional upgrades are available on almost all of the property finishes, please just ask.

BY COMPASS

#### BATHROOMS / ENSUITES

- Ideal Standard ilife sanitaryware
- Fitted vanity units
- Back to wall WC concealed cistern
- Bath fitted with shower mixer taps and over-bath shower (bathroom)
- Ideal Lite shower tray with Kubos slider shower door (ensuite)
- Ceramic tiling splashbacks
- Full height ceramic tiling shower
- White matt emulsion (Internal walls/ceilings)
- Feature lighting (downlights)
- Feature mirror (bathroom where space allows)

#### PLUMBING / HEATING

- Mitsubishi Eco-Dan Air source heat pump
- White finish thermostatic radiators

#### INTERIOR FINISH

- Soft grey matt emulsion (Internal walls)
- White matt emulsion (ceilings)
- Brilliant white eggshell (woodwork)
- Oak veneered pre-finished doors
- Glazed oak veneered doors
- Polished chrome hardware
- TV & satellite points (main rooms)
- Cat 6 cabling (lounge)
- Pendant light fittings throughout, fitted with low energy bulbs
- White sockets and light switches
- Mains operated smoke detectors
- Mains connected CO2 detectors
- Timloc 'Push Up' ceiling/loft hatch

#### EXTERIOR FINISH

- Stainless steel lantern with PIR to front
- Round bulkhead light fitting to rear
- Hardwired doorbell
- Tarred driveway
- Tar footpath to front door
- Grey paved paths to rear door and garden
- Turfed front and rear garden
- 1m timber slatted division fence between rear gardens
- 1.8m high rear timber slatted fence
- Rotary clothes line (Brabantia Liftomatic)

Compass Building and Construction Services has long been a name synonymous with style, elegance and quality builds. We take pride in providing premium homes in some of the most picturesque areas of the Highlands. From a one-bedroom apartment to a six-bedroom family home, we always apply the same exacting standards of craftsmanship and attention to detail, for which we are renowned.

We take great care to ensure that we remain sensitive to the areas we develop, taking inspiration from our surroundings and creating properties with both poise and purpose, reflective of local history and habitat. Ultimate emphasis is placed on the needs of our customers, surpassing their expectations, for decades to come.

The team behind Compass Building and Construction Services is committed to providing the upmost client care and have hand-picked Tailormade Moves as our dedicated sales agents for Sworddale Grove to ensure that you receive the personal touch and attention that you deserve. They are at your disposal to guide you through your new purchase and if you commit in good time, they will help customise your Sworddale Grove home to fit your lifestyle perfectly.



## LOCATION

Sworddale Grove sits on the perimeter of the historic Highland village of Evanton. Nestled in a countryside spot and surrounded by the diverse landscape of Ross and Cromarty, renowned for its woodland trails, coastal villages and Cromarty Firth.

The development itself is within walking distance of the main street with easy transport links to the neighbouring town of Alness, yet is only 22 miles from the Highland Capital of Inverness. Arguably, the best of country living with something for everyone.

### Directions:

From the A9 travelling North, take the turn off for Evanton onto the B817. Follow this road into the village and take a left at the Co-op on to Chapel Road. Follow this road taking the third left signposted Hermitage Street, until it turns right on to Sworddale Road. Continue along this road and you will see the development on the left.

Sat Nav: IV16 9UF

We look forward to welcoming you...

Sworddale Grove  
Teandallon  
Evanton  
Ross and Cromarty  
Scotland IV16 9UF

