

Timber Frame Homes



✓ Free Design Service

✓ Manufactured in the UK

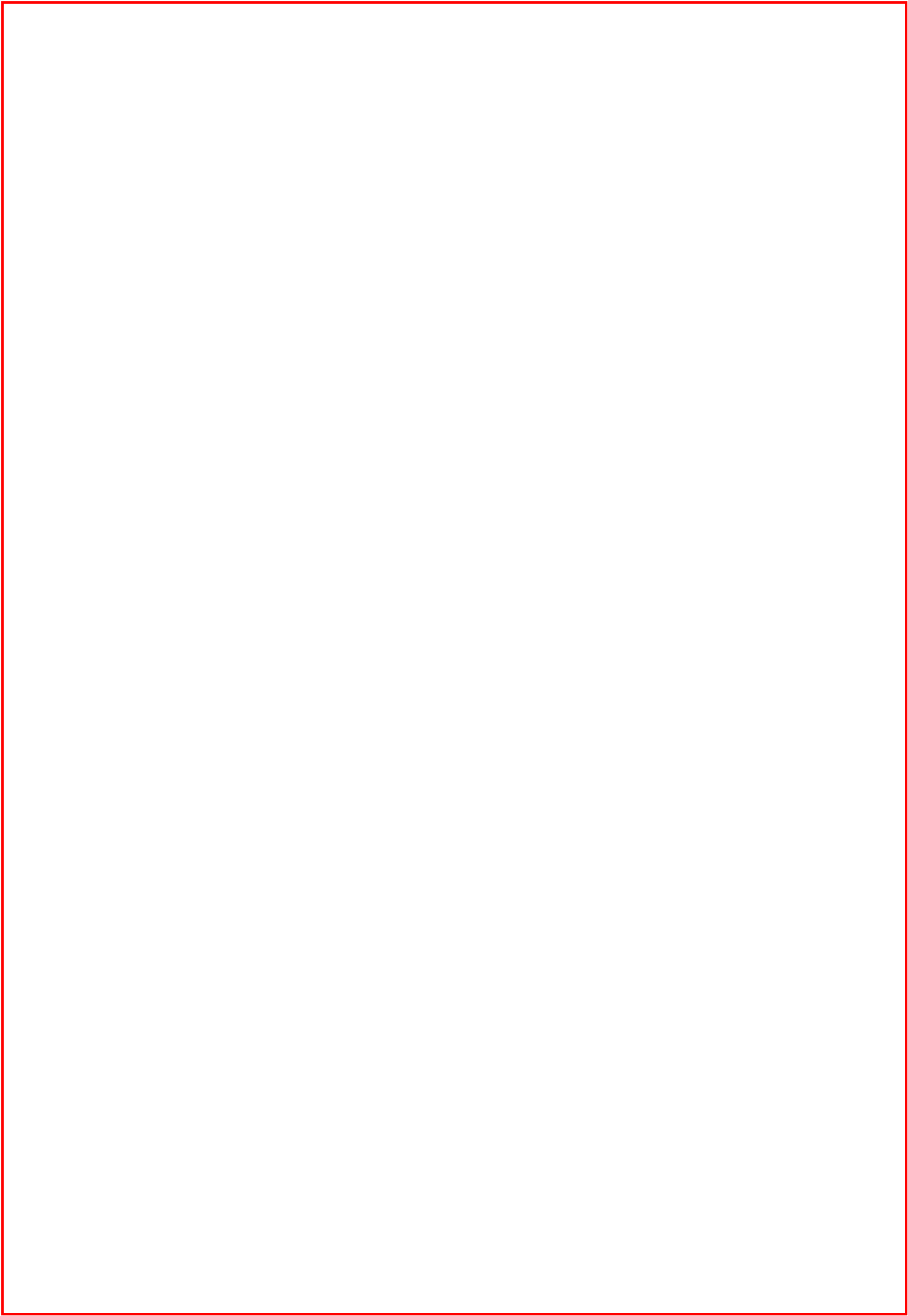
✓ Certified and STA Assured



www.norscot.co.uk

Email: sales@norscot.co.uk

Timber Frame Kit Homes Designed Around You



Norscot Kit Homes

- An Introduction



Building your own home should feel exciting — not overwhelming. At Norscot, we're here to make the process as straightforward as possible, with experienced advice and practical support from the very beginning.

For over 40 years, we've been designing and manufacturing high-quality timber frame homes from our base in the Highlands of Scotland. In that time, we've supplied more than 950 house kits to self builders across mainland and island locations.

Designed around you

Every self-build is different. Your site, lifestyle, ideas and budget all help shape the home that's right for you.

Our range of more than 40 house designs gives you plenty of inspiration and a great place to start. Our in-house architectural team can adapt any of our standard designs or create something bespoke to suit you and your site, at no additional design cost.

We can also prepare and submit your planning permission and building warrant applications on your behalf — you only pay the relevant statutory fees.

Quality you can rely on

Your home is a big investment, so quality matters. Norscot is NHBC registered, a full member of the Structural Timber Association (STA) and holds ISO 9001:2015 certification covering design, manufacture, product conformance and erection.

Every Norscot timber frame home is also individually certified by an independent structural engineer, giving you added confidence that your home has been designed and manufactured to the standards you would expect.

Support at every stage

Our timber frame kits can be supplied directly to your site, or you can choose our optional kit erection service. Our experienced team will erect the structural elements and install Norscot-manufactured windows and external doors, taking your home to a wind and watertight stage.

If you'd prefer support with the wider build, we can also introduce you to builders operating in your area. And if you haven't found your plot yet, you can still talk to us. With decades of housebuilding experience behind us, we're happy to offer practical advice at any stage of your self-build journey.

The earlier you speak to us, the more we can help.

Designed around you. Supported by experience.

About Norscot



Established in 1984, Norscot is a Scottish manufacturer based in the Highlands. From our headquarters in Bower, Caithness, we design and manufacture timber frame kit homes, windows and doors for customers across Scotland and beyond.

For over 40 years, we've built our business around quality products, good value and straightforward customer service. Today, we employ more than 60 people across our operations in Bower and Inverness, with experience spanning design, technical, manufacturing, sales and installation.

Made in the Highlands

Our Bower site includes around 25,000 square feet of factory, office and showroom space. Here, our team uses modern manufacturing equipment to produce our timber frame kits, made-to-measure windows and doors.

Having our design, technical and manufacturing teams working together gives us control over the process and, importantly, the quality of the products we supply.

Our purpose-built showroom and sales office in Inverness gives customers another place to meet the Norscot team, see our products and discuss their project.

Built on experience

Over the years, Norscot has supplied homeowners, self builders, trade customers and public sector organisations throughout Scotland, England and Wales.

Quality remains a key part of how we work. We operate an ISO 9001 accredited quality management system and continue to invest in our people, facilities and manufacturing processes.

We're proud to be based in the Highlands and to provide skilled employment in the area. We also take our environmental responsibilities seriously and support a range of local community activities.

More than 40 years on, our focus remains much the same: **providing quality products, good value and a high level of customer service.**

Designed around you. Supported by experience.

Norscot Kit Homes

Price List – February 2026



Highland Range

House Type	Floor Area m ²	No. of Bedrooms	Frontage	Avg. Price
Caber	59.3	1	13.2m	£38,210
Tudair	74.8	2	11.4m	£42,310
Lochan	80.6	2	15.6m	£45,370
Blaven	94.3	2	14.4m	£59,190
Cairnwell	106.4	2	12.6m	£47,390
Odhair	110.1	2	14.4m	£52,090
Tolmount	118.5	2	13.8m	£58,740
Killbreak	118.9	2	19.8m	£58,240
Conival	78.5	3	13.2m	£44,830
Clach	103.5	3	15.6m	£56,430
Bannoch	123.7	3	18.4m	£68,290
Turic	124.5	3	14.8m	£68,610
Attow	162	3	18.7m	£78,770
Mairg	167.8	3	18m	£81,370
Ardrain	112.1	4	18.6m	£56,470
Ardair	123.9	4	14.8m	£61,530
Dorain	127.9	4	18.6m	£65,410
Avon	146.7	4	15.7m	£73,270
Toul	148.2	4	12.5m	£80,210
Nevis	174.2	4	16.2m	£79,790



Cottage Range – Lavender



Cottage Range – Juniper

Notes:

Floor area stated exclude garages where shown on layout drawings.

All prices exclude delivery and are subject to V.A.T. unless we erect the structural kit components.

A structural kit erection service, to 'wind and watertight' stage, is available at a cost of approximately 20% of the kit cost plus travel and subsistence. If this service is employed, V.A.T. would not be chargeable on the kit.



Highland Range – Lochan

Cottage Range

House Type	Floor Area m ²	No. of Bedrooms	Frontage	Avg. Price
Bluebell	60.7	1	13.2m	£36,640
Bramble	80.1	2	14.4m	£47,090
Cowslip	88	2	15m	£47,670
Fuchsia	96.3	2	12.2m	£55,830
Ivy	109.3	2	17.4m	£51,110
Marigold	143.1	2	21.6m	£76,690
Orchard	92	3	13.4m	£48,710
Thistle	104	3	14.6m	£55,090
Iris	108.1	3	15.2m	£61,540
Juniper	113.8	3	15.7m	£71,670
Lavender	121	3	14.4m	£59,290
Lily	122.2	3	15m	£69,290
Orchid	142.5	3	14.4m	£77,370
Meadow	142.5	4	18.6m	£67,230
Hawthorn	95.6	4	15m	£50,710
Honeysuckle	106.5	4	17m	£57,640
Holly	117.3	4	17.6m	£57,190
Larch	120.3	4	17.4m	£65,090
Lupin	135.2	4	18.8m	£64,370
Oakwood	137	4	18.1m	£67,390

Norscot Energy Saving Timber Frame House Kits

Components and materials to be supplied with our 'Eco Wall' timber frame package



Structural Pack

NB All structural timbers are stress graded whitewood and pressure treated with preservative to protect against rot and fungal attack. Concrete ground floor construction, by others.

45 x 145 mm Wall plates and M8 x 100 mm anchor fixings.

45 x 220 mm First floor joists and perimeter beams, cut to length (two storey designs).

22 x 145 mm Perimeter plates (two storey designs).

Prefabricated external wall panels comprising 45 x 145 mm framing at 600 mm centres, clad externally with 9 mm OSB sheathing and low-emissivity insulating breather membrane.

Prefabricated gable spandrel panels comprising 45 x 95 mm framing at 600 mm centres, clad externally with 9 mm OSB sheathing and low-emissivity insulating breather membrane (single and two storey designs).

38 x 50 mm Fire stops.

Stainless steel holding down straps and wall ties.

45 x 145 mm Head binders.

Prefabricated load-bearing / racking partitions comprising 45 x 95 / 145 mm framing at 600 mm centres. Racking partitions clad one side with 9 mm OSB in addition (subject to structural requirements of individual kits).

Prefabricated roof trusses and fixing clips and all necessary loose support beams / posts / rafters / in-fill timbers, connectors and hangers. NB The Kit Erector may need to connect or cut the roof trusses and in-fill timbers on site to suit the roof construction details.

Dormer(s) consisting of prefabricated front wall panel with gable peak and 2 no. triangular side panels all comprising 45 x 145 mm framing (finished as for main external wall panels) and fink roof trusses / valley set to match main roof (where applicable).

NB No allowance made for external cladding to dormers - recommend slate grey 'Marley- Eternit-Cedral' or similar fibre cement boarding, to minimise maintenance.

25 x 100 mm Longitudinal and diagonal wind bracing.

Loose timbers and platform to form cold water storage tank stand.

Prefabricated gable ladders comprising 45 x 95 mm framing (where applicable).

20 x 150 mm White PVC bargeboards to gables (where applicable).

20 x 150 mm White PVC fascia boards to eaves.

10 mm White PVC soffit board to eaves and gables (where applicable).

PVC continuous over fascia and cross-flow roof ventilation units.

9 mm OSB roof sarking boards and 22kg reinforced roofing felt (for concrete tile roofing).

12 x 38 mm Roof tile counter battens.

25 x 50 mm Roof tile fixing battens.

Velux' GGL 3059 roof window(s) and flashing set(s) (where applicable).

White PVCu high performance double glazed (Low-E glass and Argon gas filled with toughened safety glass if within 800mm of floor) windows with locking handles and trickle vents.

White PVCu entrance door sets comprising 'Loch' range 'Tay with double moulded bottom panel' (front) and 'Shin with vertical lined bottom panel' (back) double glazed (toughened Low-E safety glass and Argon gas filled) door, hung in fully weather-stripped frame with multi-point locking system. Front door to have letter box fitted in addition.

White PVCu French door set(s) comprising 'Loch' range 'Watten' double glazed (toughened Low-E safety glass and Argon gas filled) doors hung in fully weather-stripped frame with multi-point locking system (where applicable). NB Rebate to meeting stile formed with face fixed cover fillets inside and out and slave door fitted with face fixed flush bolts, to facilitate multi-point lock.

White PVCu in-line, sliding, double glazed (toughened Low-E safety glass and Argon gas filled) patio door set(s) (where applicable).

'Cardale - Prima - Gemini' primed galvanised steel trackless up and over garage door (size 8ft. x 7ft) complete with redwood posts and white PVCu external cover plates (where applicable).

Finishings Pack

45 x 45 mm Strapping to form services cavity to inside of external walls, in random lengths.

38 x 50 mm Floor, Wall and ceiling dwangs and framing for pipe boxes, etc., in random lengths.

22 mm P5 Moisture resistant tongued and grooved chipboard flooring (first floor only).

Prefabricated partition panels comprising 45 x 70 mm framing at 600 mm centres.

140 mm Glass mineral wool insulation quilt for external walls.

50 mm PIR insulation board for inside of external walls.

100 mm Glass mineral wool insulation quilt for sound deadening to first floor void (two layers over Garage, where applicable).

420 mm (3 x 140mm) Glass mineral wool insulation quilt for (level) roof space.

150 mm PIR insulation board for sloping ceilings / coombs and vertical walls below (between trusses / rafters, where applicable).

25 mm PIR insulation board for cross-lining sloping ceilings / coombs and vertical walls below (inside trusses / rafters, where applicable).

60 mm Glass mineral insulation quilt for sound deadening to all internal partitions.

Airtight vapour control layer and joint tape for inside external walls.

12.7 mm Plain plasterboard for ceilings, external walls and partitions (two layers to ground floor (of one and a half and two storey designs) / Garage ceiling, where applicable).

12.7 mm Moisture resistant plasterboard for shower areas (where applicable).

12.5 mm 'Fermacell' fire / moisture resistant gypsum-fibreboard for Garage walls (where applicable).

Staircase comprising flights of whitewood stringers with MDF treads and risers and redwood newel posts, handrails and balustrading, supplied loose for site assembly by others (where applicable).

Pre-assembled roof space ceiling hatch and telescopic aluminium ladder.

Internal door sets comprising 'Koto' pine coloured (pre-finished) flush door hung in redwood frame with fitted latch / lock and brass coloured 'Victorian' lever handles,

supplied loose, generally. Door to Garage (where applicable) to be ½ hour fire-resistant and self-closing.

Internal door sets comprising pine 15 pane single glazed (clear, plain, toughened safety glass) door(s) hung in redwood frame with fitted latch and brass coloured 'Victorian' lever handles, supplied loose, to Lounge and Vestibule (NB Double doors to have brass flush bolts fitted to one leaf).

Sliding, safety backed, mirrored doors with gold coloured framing and tracking, in redwood sub-frame (supplied in kit form for site assembly, by others), together with full width shelf and hanging rail for wardrobes.

Redwood bull-nosed projecting cill board and apron for windows. (Plasterboard ingoes)

Redwood skirtings, facings and sundry fillets.

NB Nails, screws and sundry fixings, to suit each application, are supplied free of charge. Alternatively, 'Paslode' (air gun) nails and screws can be supplied at an additional cost, if preferred. Please advise when ordering kit.

We reserve the right to modify the design and/or specification of any house kit, without prior notice, in conformity with our policy of continuous updating and improvement.

Our quality assurance system is accredited to BS EN ISO 9001

Energy

For new homes, compliance with the current building regulations is now assessed via whole-house calculations. This covers many aspects of the construction including air tightness, insulation levels, efficiency of heating systems, controls, number of glazed openings and orientation of the building. Until all of these items have been decided upon it is very difficult to give a final specification for the building.

Norscot's standard kit specification gives very high levels of insulation and air tightness, therefore it is possible to give a basic guide to heating types. If you plan to use an Air source or Ground source heat pump for your heating and domestic hot water then most house types with Norscot's standard specification (as above) will be sufficient to pass the current requirements. However, if you want to use Oil fired heating system then the boiler will have to be as efficient as possible and there will probably be the need for some form of renewable energy such as Solar Thermal Panels.

The Cottage Range



Thistle

Our original and still popular Cottage Range offers practical, single-storey homes with traditional proportions and detailing, making them particularly well suited to rural locations.

With designs from one to four bedrooms, the range offers plenty of flexibility. No load-bearing internal walls mean layouts can be adapted to suit your needs, while designs can also be extended to create additional living space, an en-suite, utility room or extra storage.

Good thermal performance helps keep your home comfortable and economical to heat, while options including feature glazing, porches, vaulted ceilings and alternative external finishes allow you to personalise your chosen design.

And if one of our standard layouts isn't quite right, our in-house team can adapt it to suit you and your site as part of our free design service.

Bluebell

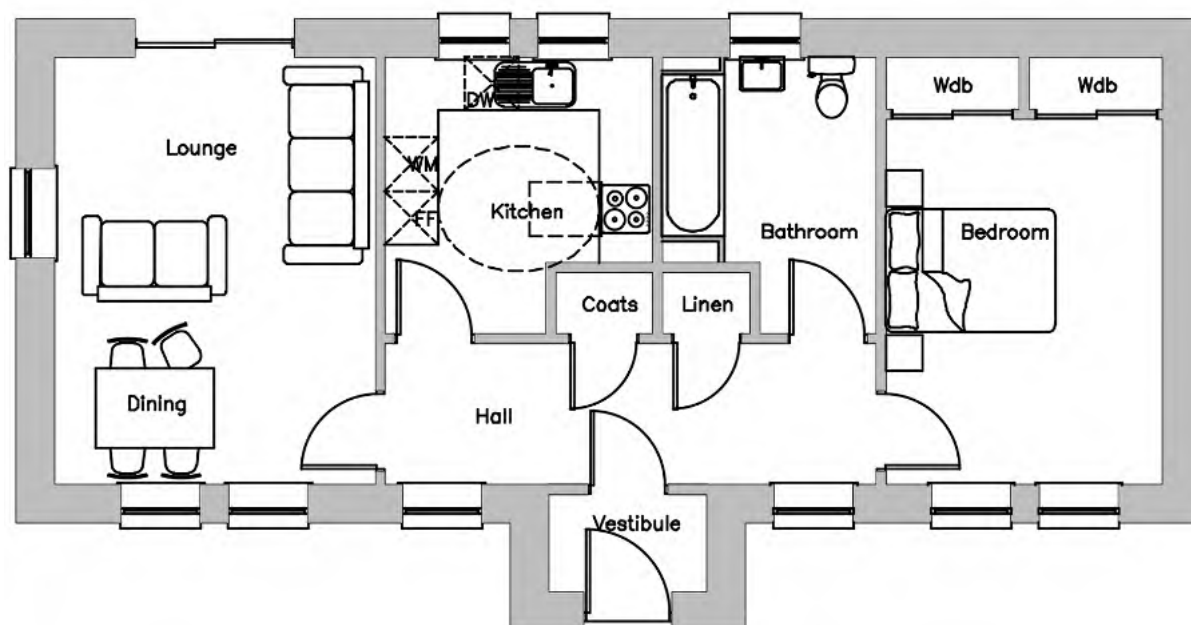
Cottage Range



Scan to walk through
this design in VR



Floor Area	60.7m ²
Frontage	13.2m
Lounge/Dining	3.6m X 4.8m
Kitchen	3m X 3.1m
Bedroom 1	3.1m X 4.1m
Bathroom	2.4m X 3.1m



Bramble

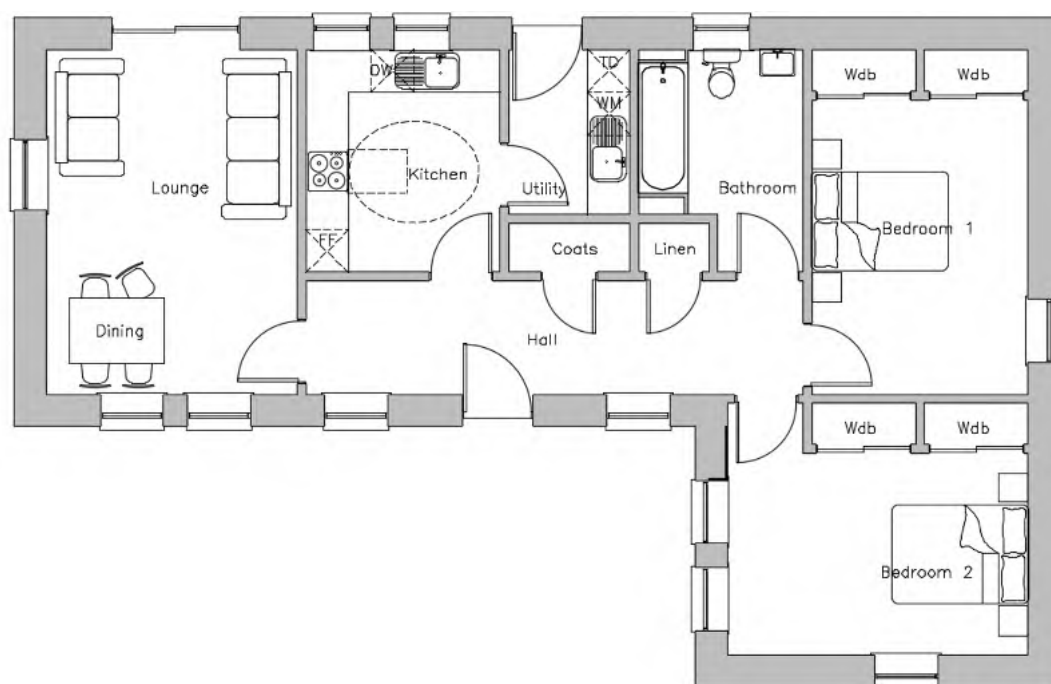
Cottage Range



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this design in VR



Floor Area	80.1m ²
Frontage	14.4m
Lounge/Dining	3.5m X 4.8m
Kitchen	2.7m X 3.1m
Utility	1.7m X 2.3m
Bedroom 1	4.1m X 3m
Bedroom 2	4.2m X 2.8m
Bathroom	2.3m X 2.3m



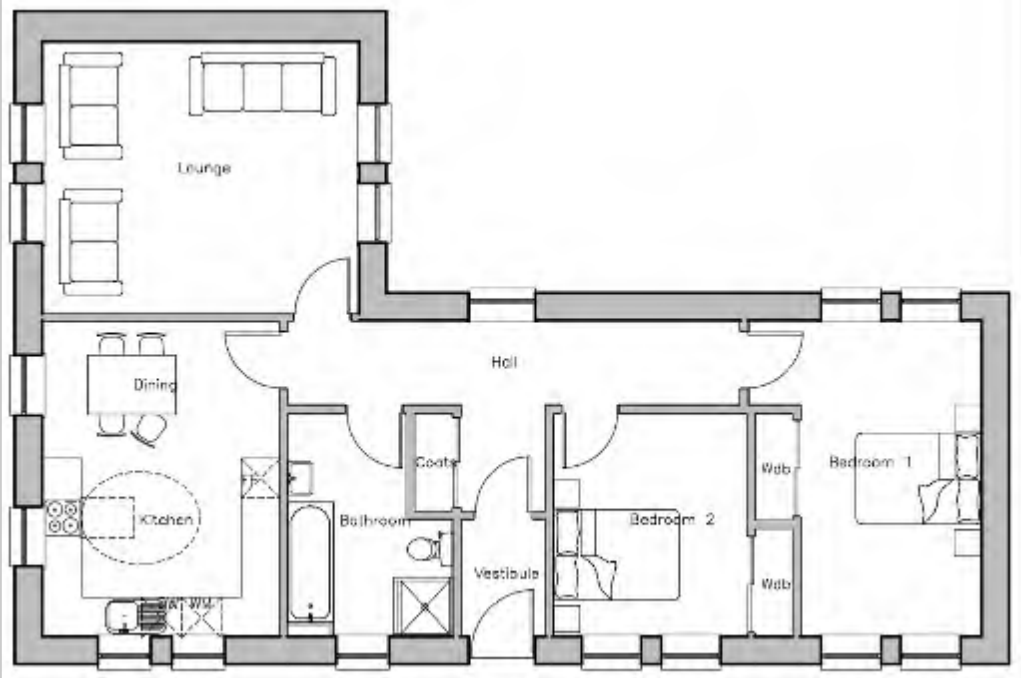
Cowslip



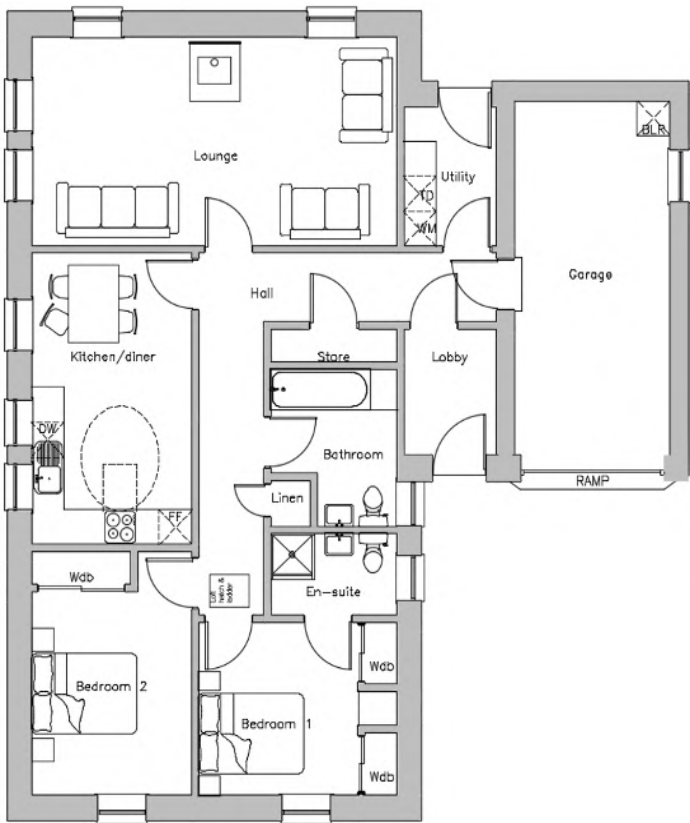
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Floor Area	88m ²
Frontage	15m
Kitchen/Dining	3.6m X 4.8m
Lounge	4.8m X 4.1m
Bedroom 1	2.7m X 4.8m
Bedroom 2	2.9m X 4.8m
Bathroom	2.5m X 3.4m



Fuchsia



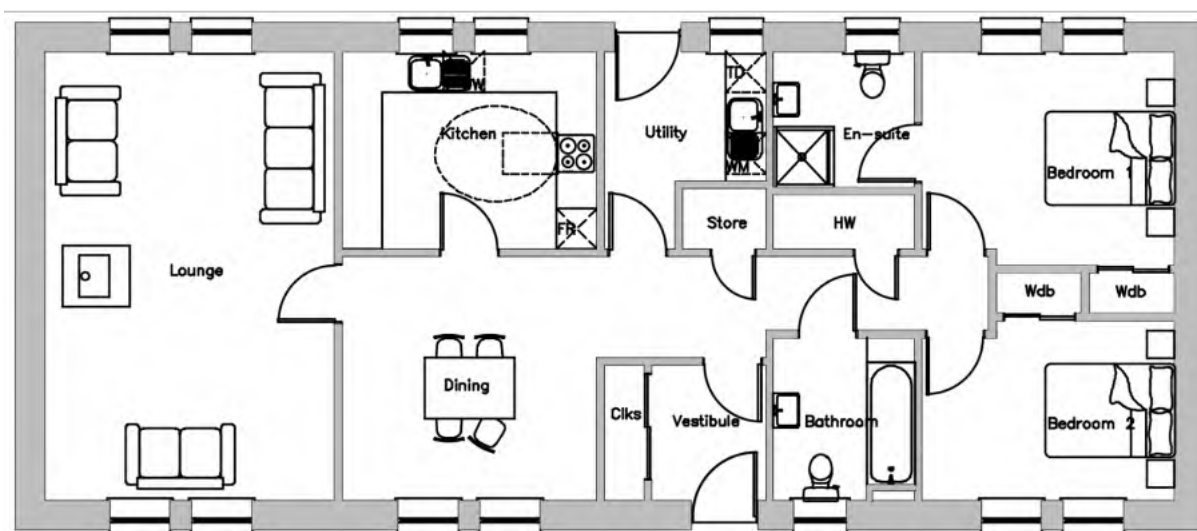
Floor Area	96.3m ²
Frontage	12.2m
Kitchen/Dining	2.9m X 5m
Lounge	6.6m X 3.6m
Utility	1.7m X 2.4m
Bedroom 1	3m x 3.6m
Ensuite	2.3m X 1.4m
Bedroom 2	2.9m X 4.2m
Bathroom	2.3m X 1.4m
Garage	2.8m X 6.2m



Ivy



Floor Area	109.3m ²
Frontage	17.4m
Lounge	4.3m X 6.6m
Dining	3.7m X 3.6m
Kitchen	2.9m X 3.7m
Utility	2.4m X 1.9m
Bedroom 1	3.7m X 3.1m
Ensuite	2.1m X 2m
Bedroom 2	2.7m X 3.1m
Bathroom	2.1m X 2.4m



Marigold

Cottage Range



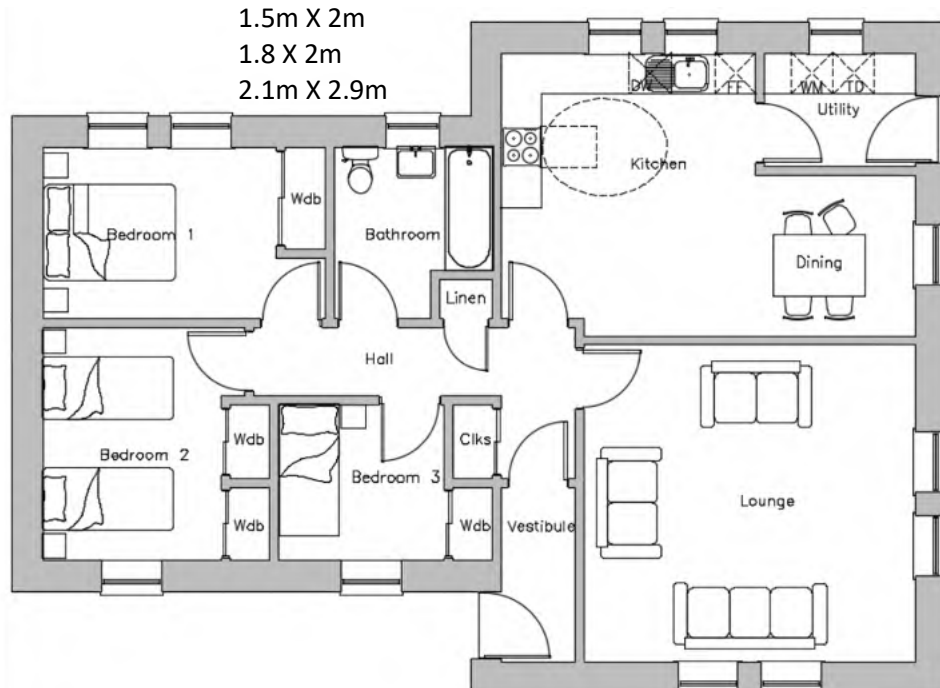
Floor Area	143.1m ²
Frontage	21.6m
Lounge	5.7m X 6m
Dining	3.1m X 6m
Kitchen	4m X 3.2m
Utility	2.3m X 3.2m
Bedroom 1	4.m X 3.5m
Bedroom 2	4.m X 3.3m
Bathroom	2.3m X 2.7m
Shower room	1.9m X 2.4m



Orchard



Floor Area	92m ²
Frontage	13.4m
Lounge	3.4m X 6m
Dining	3m X 4.4m
Kitchen	4.8m X 3.6m
Utility	2.1m X 2.9m
Bedroom 1	3.5m X 2.9m
B1 Ensuite	2.4m X 1.7m
Bedroom 2	2.7m X 3m
B2 Ensuite	2.4m X 3m
Bedroom 3	2.7m X 3m
B3 Ensuite	1.5m X 2m
Bathroom	1.8 X 2m
Study	2.1m X 2.9m



Thistle

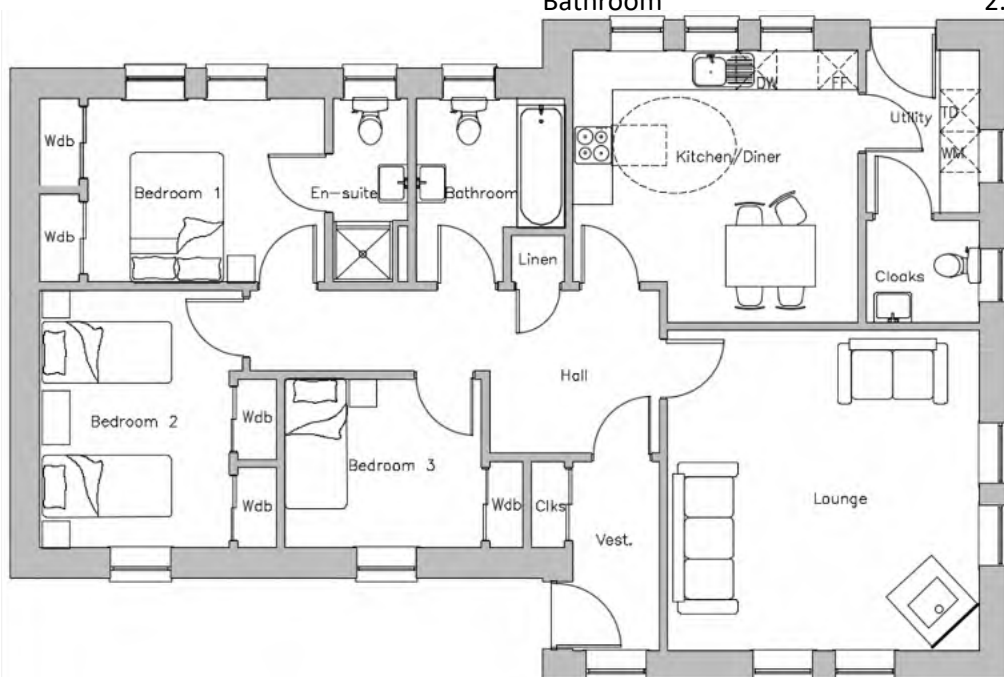
Cottage Range



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this design in VR



Floor Area	104m ²
Frontage	14.6m
Kitchen/Dining	4.2m X 4m
Lounge	4.7m X 4.6m
Utility	1.7m X 2.4m
Cloaks	1.7m X 1.5m
Bedroom 1	3.5m X 2.7m
B1 Ensuite	1.1m X 2.7m
Bedroom 2	2.8m X 3.8m
Bedroom 3	2.9m X 2.5m
Bathroom	2.2m X 2.7m



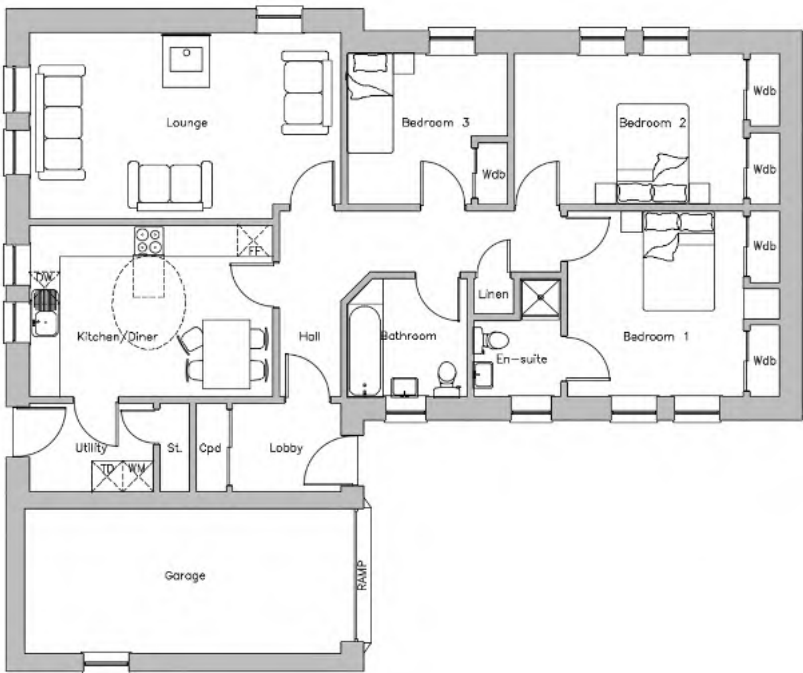
Iris



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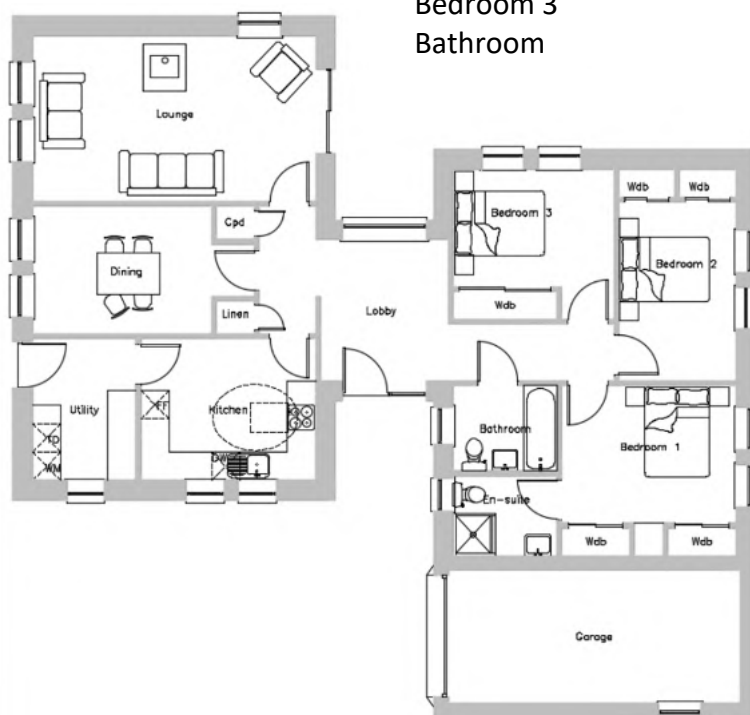
Floor Area	108.1m ²
Frontage	15.2m
Kitchen/Dining	4.7m X 3.3m
Lounge	6m X 3.6m
Utility	2.4m X 1.7m
Bedroom 1	3.4m X 3.6m
B1 Ensuite	1.7m X 1.5m
Bedroom 2	4.4m X 2.9m
Bedroom 3	3.1m X 2.9m
Bathroom	2.3m X 2.3m



Juniper



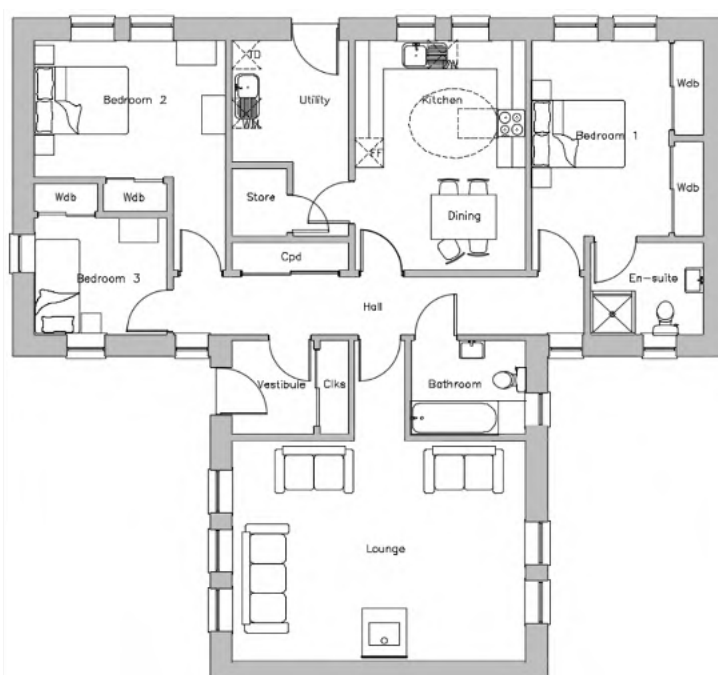
Floor Area	113.8m ²
Frontage	15.7m
Lounge	6m X 3.5m
Dining	3.8m X 2.7m
Kitchen	3.7m X 3m
Utility	3m X 2.2m
Bedroom 1	3.7m X 2.9m
B1 Ensuite	2.2m X 1.8m
Bedroom 2	2.5m X 3.8m
Bedroom 3	3.4m X 2.5m
Bathroom	2.2m X 1.7m



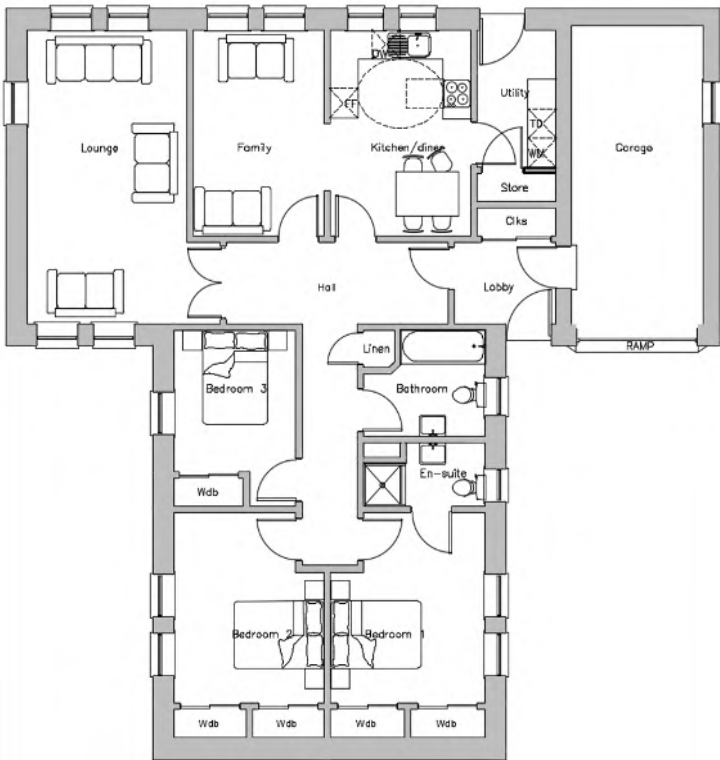
Lavender



Floor Area	121m ²
Frontage	14.4m
Lounge	6m X 4.4m
Kitchen/Dining	3.5m X 4.7m
Utility	2.4m X 2.5m
Bedroom 1	2.8m X 4m
B1 Ensuite	2.3m X 1.9m
Bedroom 2	3.9m X 2.8m
Bedroom 3	2.7m X 2.4m
Bathroom	2.4m X 1.9m



Lily



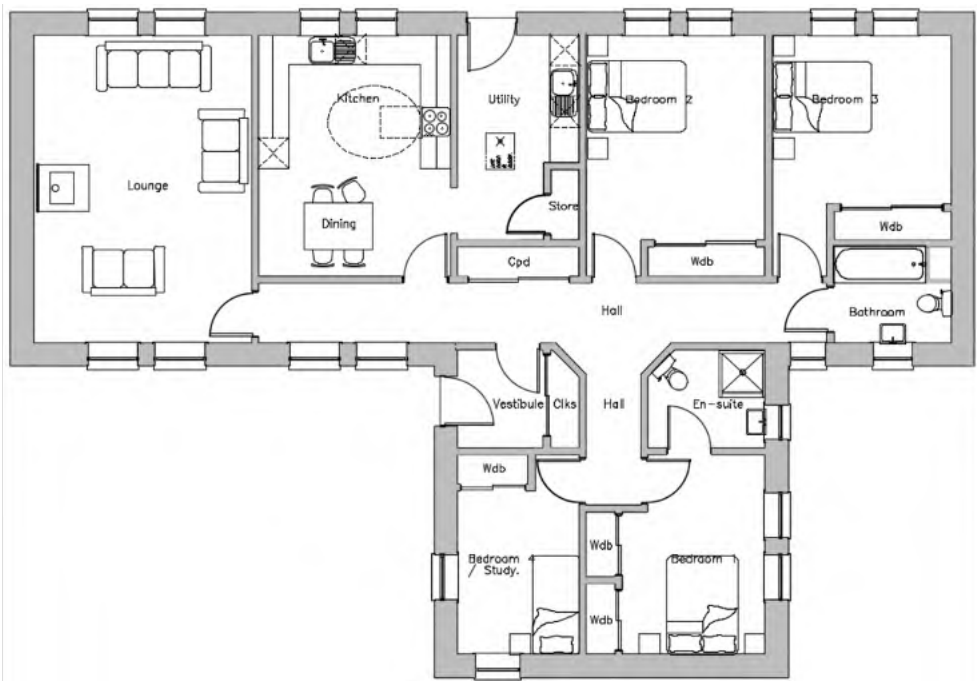
Floor Area	122.2m ²
Frontage	15m
Lounge	3.4m X 6m
Kitchen/Dining	3m X 4.2m
Family	2.8m X 4.2m
Utility	1.7m X 3.5m
Bedroom 1	3.3m X 3.9m
B1 Ensuite	2.6m X 2.2m
Bedroom 2	3.2m X 3.9m
Bedroom 3	2.6m X 2.9m
Bathroom	2.6m X 2.2m
Garage	2.8m X 6m



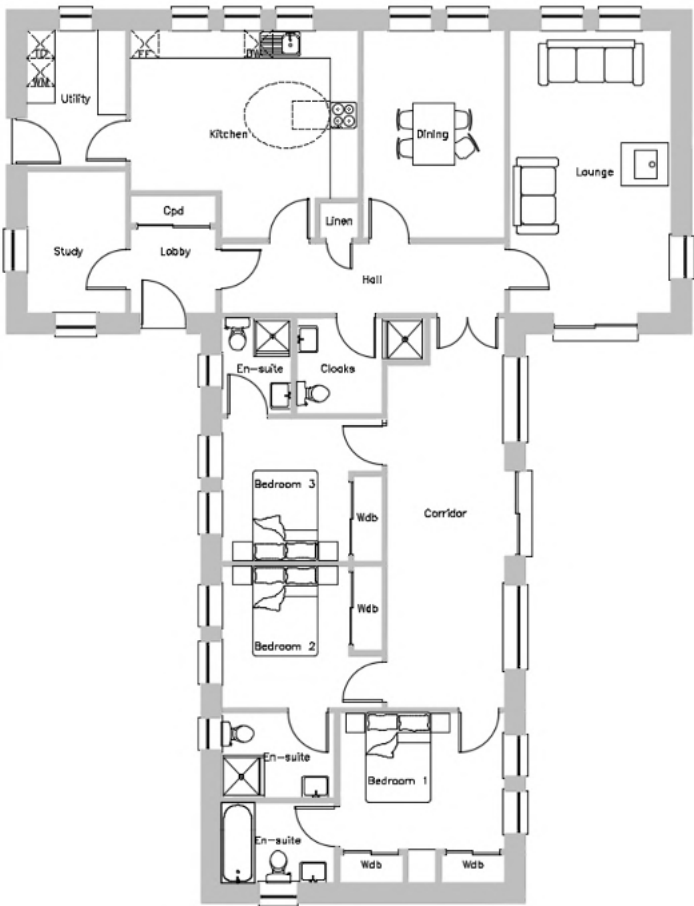
Meadow



Floor Area	142.5m ²
Frontage	18.6m
Lounge	4.3m X 6m
Kitchen/Dining	3.8m X 4.7m
Utility	2.4m X 4.7m
Bedroom 1	2.8m X 3.9m
B1 Ensuite	2.3x X 1.9m
Bedroom 2	3.5m X 4m
Bedroom 3	3.5m X 3.3m
Bedroom 4	2.4m X 3.2m
Bathroom	2.3m X 1.9m



Orchid



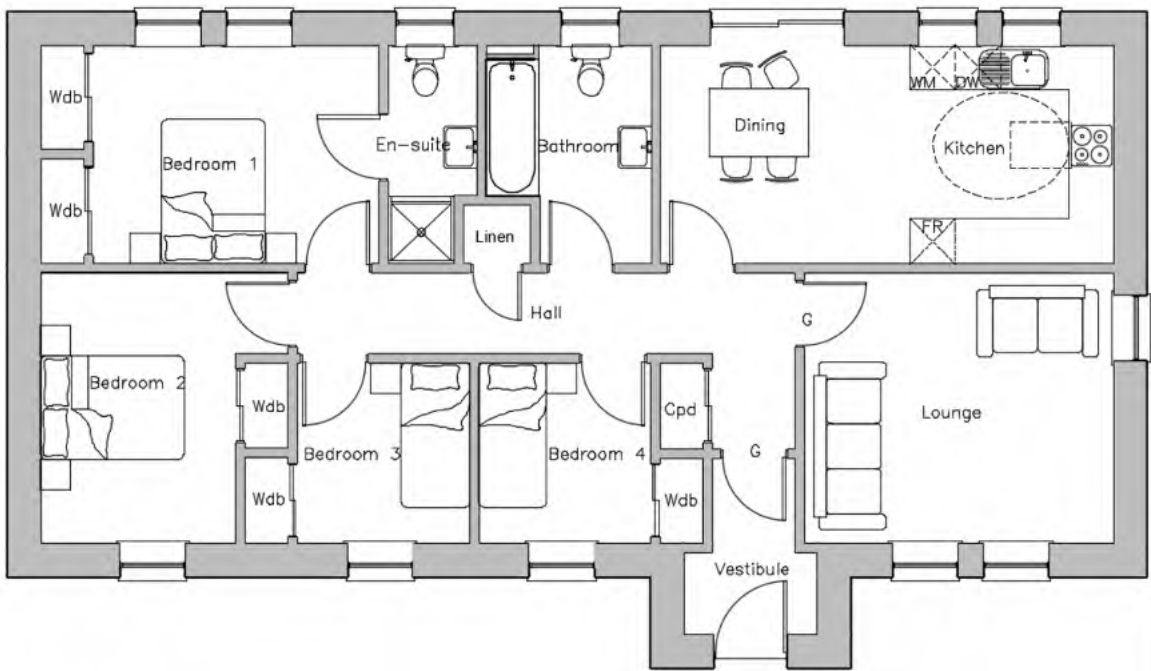
Floor Area	153.2m ²
Frontage	14.4m
Lounge	3.4m X 6m
Dining	3m X 4.4m
Kitchen	4.8m X 3.6m
Utility	2.1m X 2.9m
Study	2.1m X 2.9m
Bedroom 1	3.5m X 2.9m
B1 Ensuite	2.4m X 1.7m
Bedroom 2	2.7m X 3m
B2 Ensuite	2.4m X 1.8m
Bedroom 3	2.7m X 3m
B3 Ensuite	1.5m X 2m
Bathroom	1.8m X 2m



Hawthorn



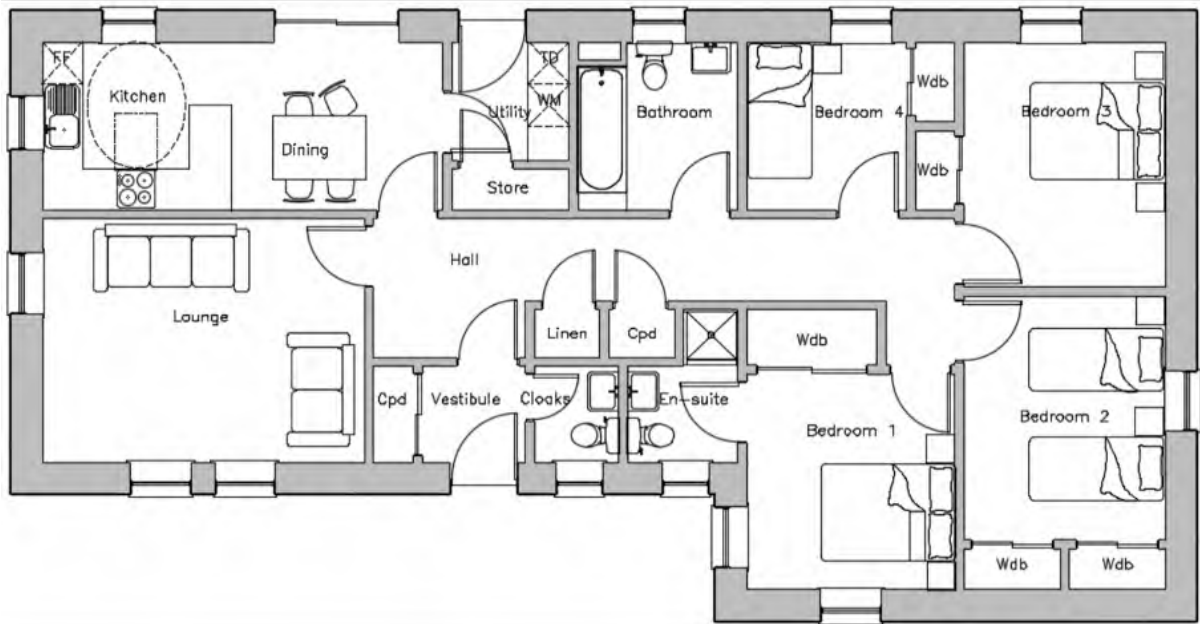
Floor Area	95.6m ²
Frontage	15m
Lounge	4.1m X 3.6m
Kitchen/Dining	6m X 2.9m
Bedroom 1	3.8m X 2.9m
B1 Ensuite	1.2m X 2m
Bedroom 2	2.6m X 3.6m
Bedroom 3	2.3m X 2.4m
Bedroom 4	2.3m X 2.4m
Bathroom	2.2m X 2.9m



Honeysuckle



Floor Area	106.5m ²
Frontage	17m
Kitchen/Dining	5.7m X 2.4m
Lounge	4.6m X 3.5m
Utility	1.7m X 2.4m
Cloaks	1.2m X 1.4m
Bedroom 1	3m X 3.1m
B1 Ensuite	1.6m X 1.4m
Bedroom 2	2.9m X 3.5m
Bedroom 3	2.9m X 3.5m
Bedroom 4	2.3m X 2.4m
Bathroom	2.3m X 2.4m

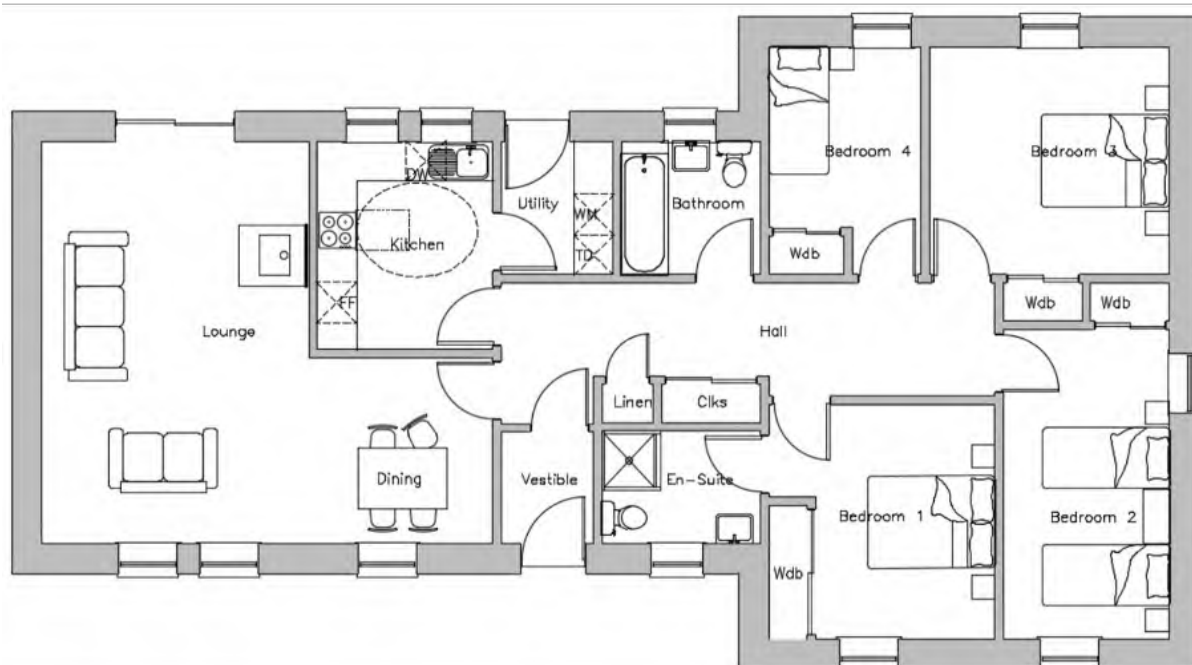


Holly

Cottage Range



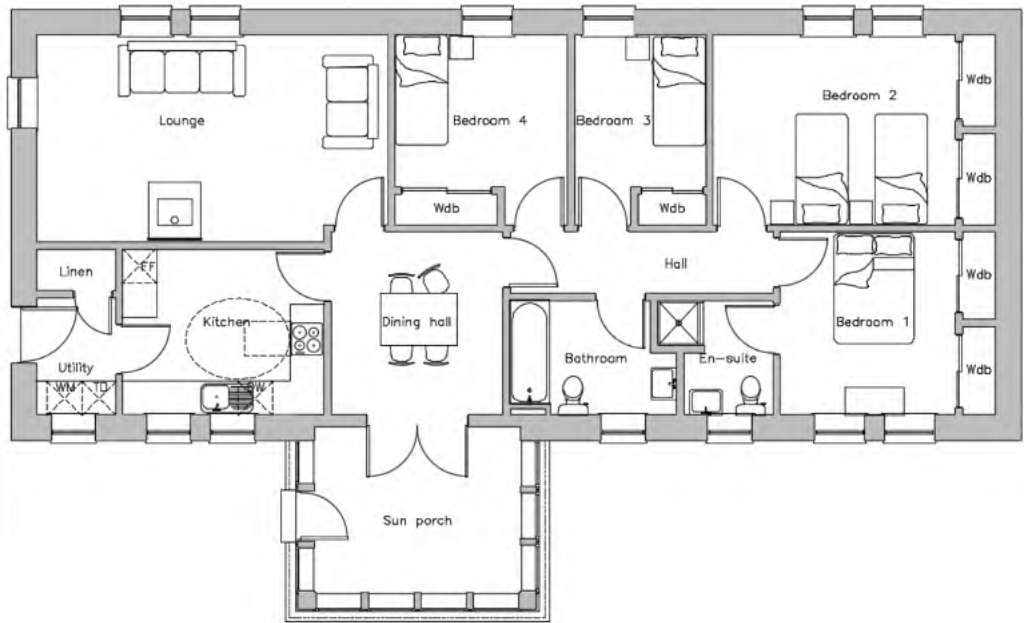
Floor Area	117.3m ²
Frontage	17.6m
Lounge	4m X 6m
Dining	2.7m X 2.8m
Kitchen	2.6m X 3.1m
Utility	1.7m X 2m
Bedroom 1	3.4m X 3.5m
B1 Ensuite	2.4m X 1.7m
Bedroom 2	2.5m X 4.6m
Bedroom 3	3.6m X 3.4m
Bedroom 4	2.3m X 2.7m
Bathroom	2.1m X 2m



Larch



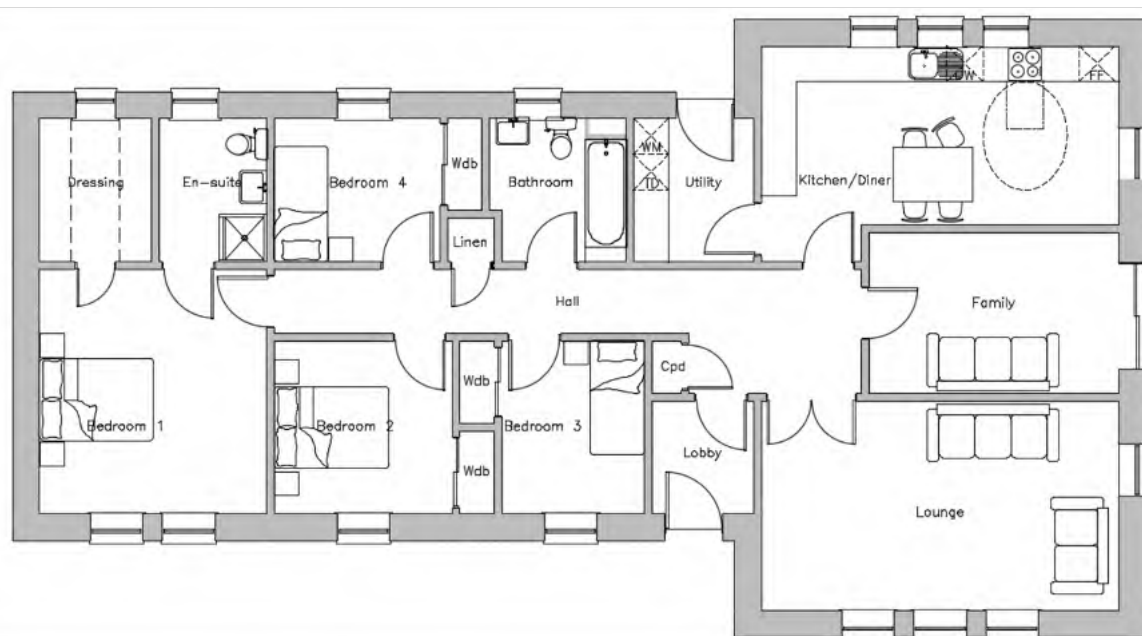
Floor Area	120.3m ²
Frontage	17.4m
Lounge	6.1m X 3.6m
Dining	3m X 3.2m
Kitchen	3.5m X 2.9m
Sun Porch	3.6m X 2.8m
Utility	1.4m X 2m
Bedroom 1	3.1m X 3.2m
B1 Ensuite	2m X 2m
Bedroom 2	4.2m X 3.3m
Bedroom 3	2.3m X 2.7m
Bedroom 4	3m X 2.7m
Bathroom	2.5m X 2.4m



Lupin



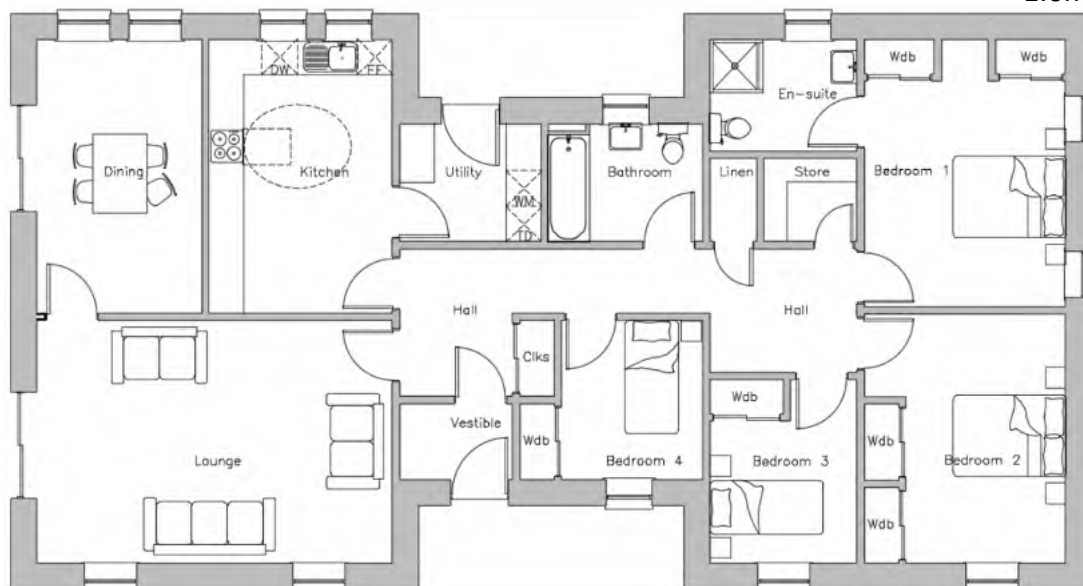
Floor Area	135.2m ²
Frontage	18.8m
Kitchen/Dining	6m X 3m
Family	4.2m X 2.7m
Lounge	6m x 3.5m
Utility	2m X 2.4m
Bedroom 1	3.8m X 4.1m
B1 Ensuite	1.8m X 2.4m
Dressing	1.9m X 2.4m
Bedroom 2	3m X 2.9m
Bedroom 3	2.4m X 2.9m
Bedroom 4	2.8m X 2.4m
Bathroom	2.3m X 2.4m



Oakwood



Floor Area	137m ²
Frontage	18.1m
Lounge	6m X 4.1m
Dining	2.8m X 4.6m
Kitchen	3.1m X 4.6m
Utility	2.5m X 2m
Bedroom 1	3.4m X 3.8m
B1 Ensuite	2.4m X 2.6m
Bedroom 2	2.7m X 4.2m
Bedroom 3	2.5m X 2.4m
Bedroom 4	2.4m X 2.7m
Bathroom	2m X 2.6m
Store	1.6m X 1.4m



The Highland Range



Mairg

Developed to complement our Cottage Range, the Highland Range offers greater choice in size, layout and style, while retaining the traditional features that work well in rural locations.

Available in single and one-and-a-half-storey designs, the range combines practical, open-plan living with features such as steeper roof pitches and vertically proportioned windows. Many of the designs can also be adapted to suit village or more urban settings.

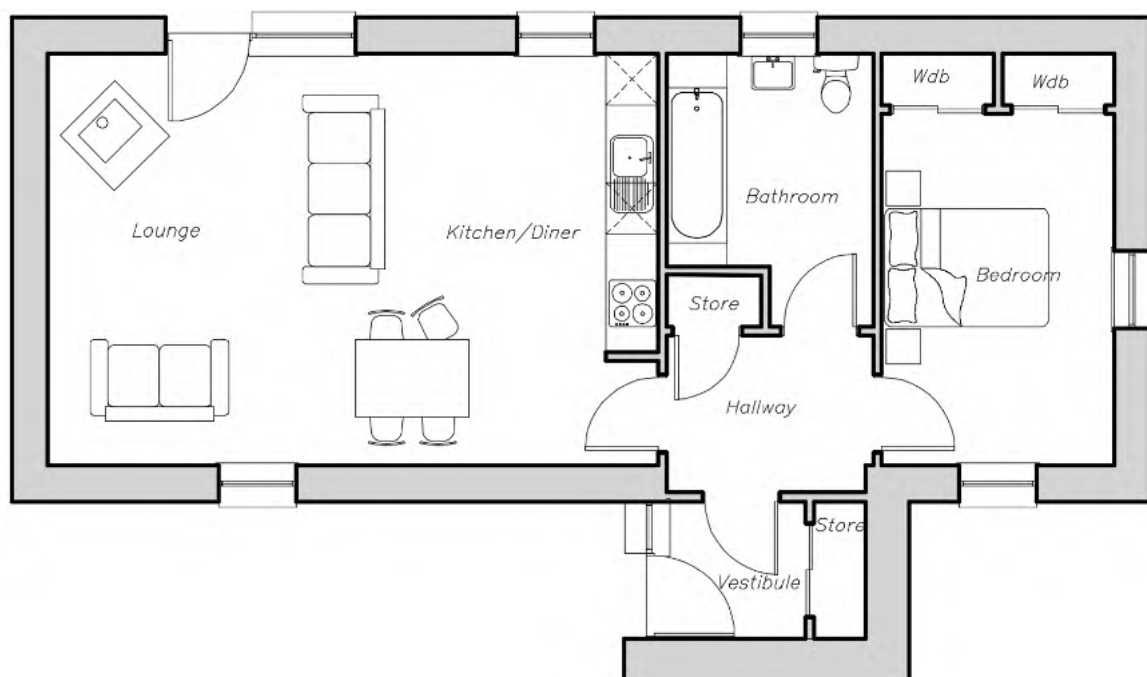
Each Highland home can be tailored to suit you and your site. Layouts can be adapted, designs extended or mirrored, and features such as additional glazing, porches, vaulted ceilings and garages incorporated where required.

With one to four-bedroom designs available, our free design service gives you the flexibility to make your chosen Highland home your own.

Caber



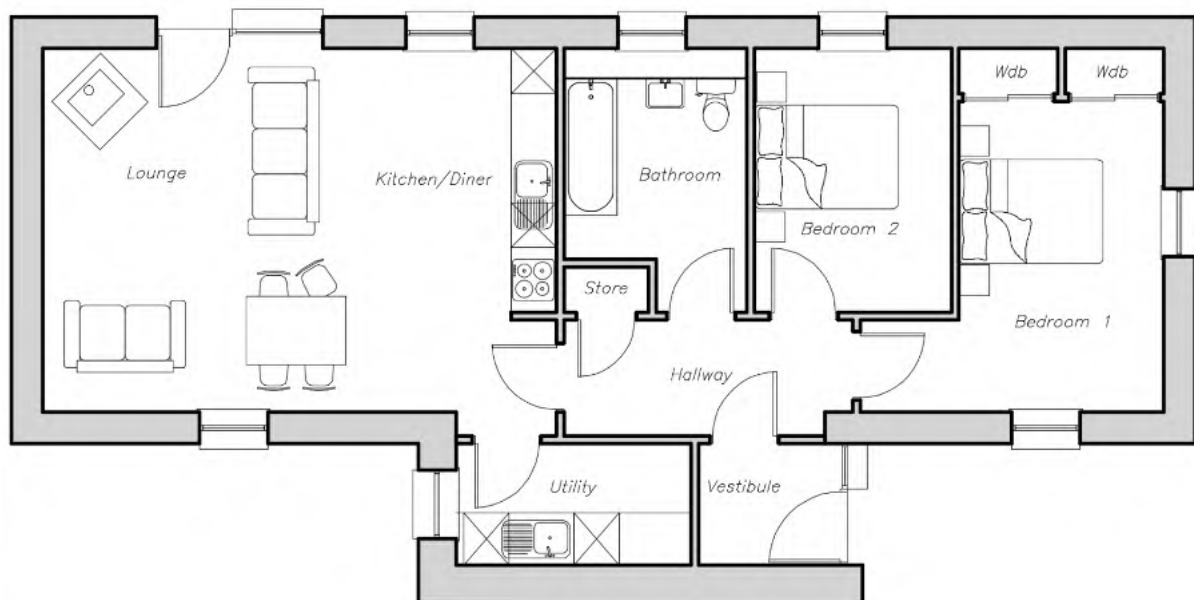
Floor Area	59.3m ²
Frontage	13.2m
Kitchen/Diner/Lounge	7.1m X 4.8m
Bedroom 1	2.7m X 4.8m
Bathroom	2.4m X 2.5m



Tudair



Floor Area	74.8m ²
Frontage	11.4m
Kitchen/Diner/Lounge	6.7m X 4.8m
Utility	3.1m X 1.6m
Bedroom 1	2.7m X 4.1m
Bedroom 2	2.6m X 3.4m
Bathroom	2.4m X 2.7m



Lochan



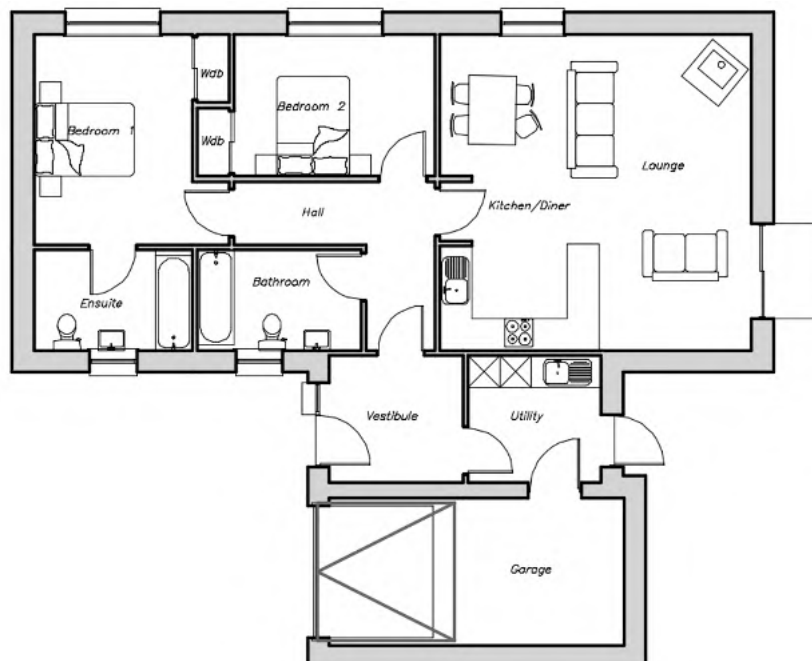
Floor Area	80.6m ²
Frontage	15.6m
Kitchen/Lounge/Diner	3.9m X 6.6m
Utility	1.6m X 2.7m
Bedroom 1	2.6m X 3.2m
Bedroom 2	3.7m X 2.6m
Bathroom	2m X 2.7m



Blaven



Floor Area	94.3m ²
Frontage	14.4m
Kitchen/Diner/Lounge	5.9m X 6m
Utility	2.5m X 2.4m
Bedroom 1	3m X 3.9m
En-Suite B1	3.0m X 1.9m
Bedroom 2	3.8m X 2.7m
Bathroom	3.1m X 1.9m
Garage	5.6m X 2.8m



Cairnwell



Floor Area	106.4m ²
Frontage	12.6m
Kitchen/Diner	4.5m X 6m
Lounge	3.9m X 2.7m
Bedroom 1	3.2m X 2.9m
Bedroom 2	3.2m X 2.9m
Bathroom	3.0m X 1.8m
Study/Dressing	2.9m X 2.1m

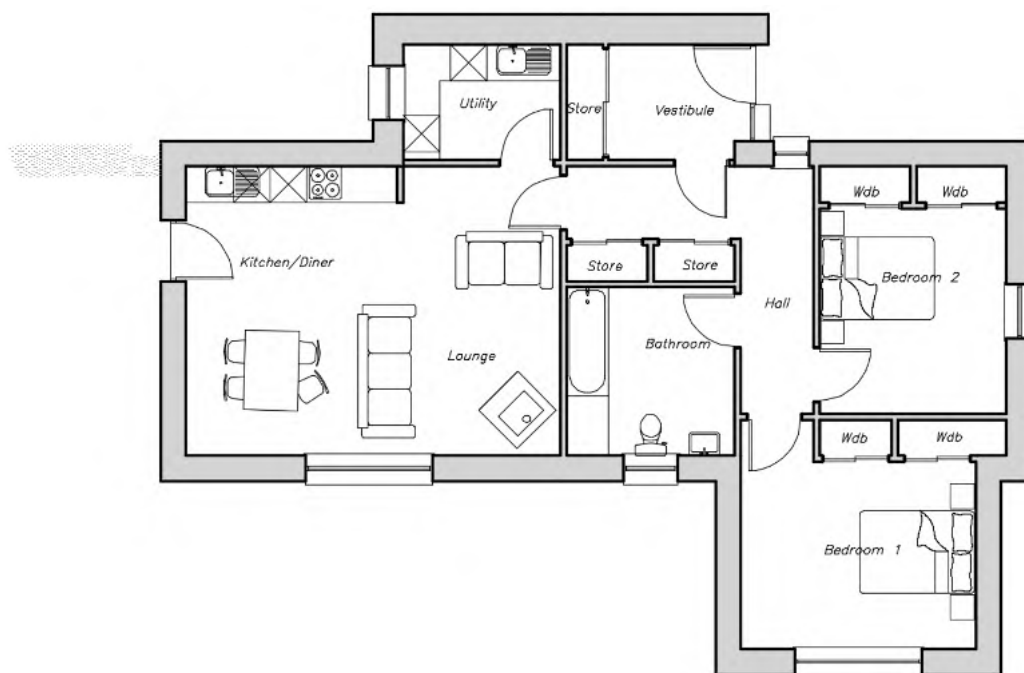


Odhair

Highland Range



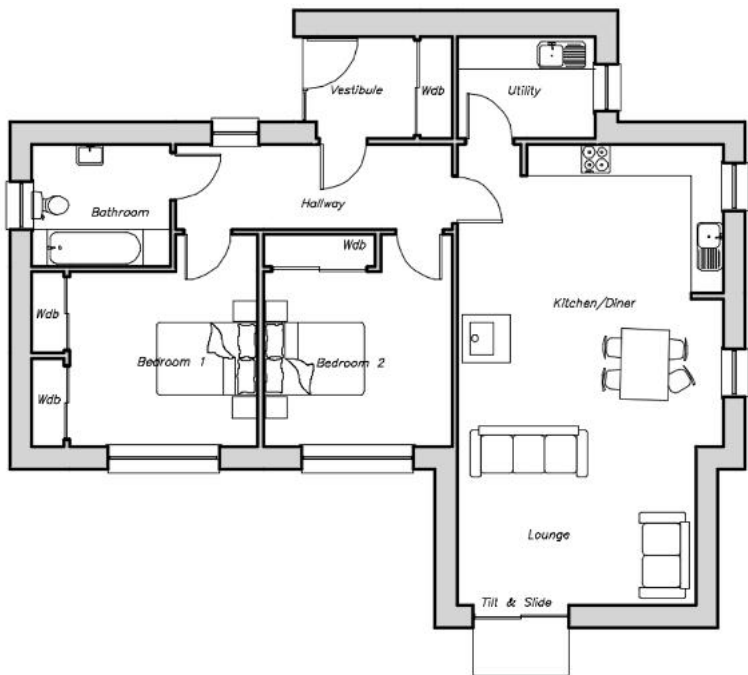
Floor Area	110.1m ²
Frontage	14.4m
Kitchen/Diner/Lounge	6.2m X 4.8m
Utility	2.6m X 1.9m
Bedroom 1	3.9m X 3.1m
Bedroom 2	3.1m X 3.3m
Bathroom	2.8m X 2.7m



Tolmount



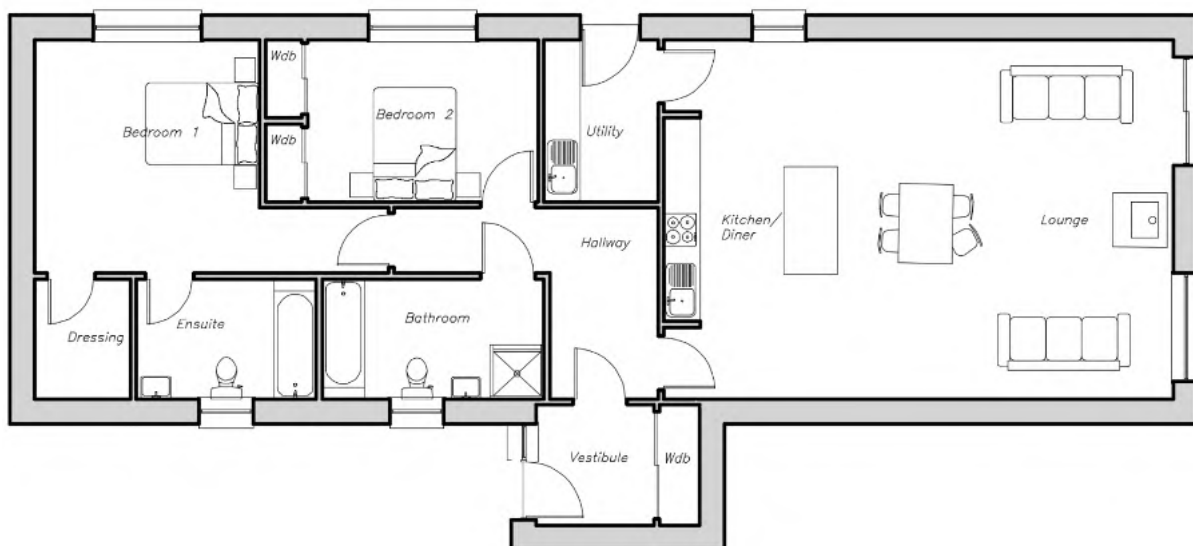
Floor Area	118.5m ²
Frontage	13.8m
Kitchen/Diner/Lounge	5m X 8.6m
Utility	2.6m X 1.9m
Bedroom 1	3.5m X 3.3m
Bedroom 2	3.5m X 3.3m
Bathroom	2.6m X 2.3m



Killbreak



Floor Area	118.9m ²
Frontage	19.8m
Kitchen/Diner/Lounge	8.5m X 5.9m
Bedroom 1	3.7m X 3.9m
En-Suite B1	3m X 2m
Bedroom 2	3.8m X 2.7m
Bathroom	3.7m X 2m
Study/Dressing	1.6m X 2.0m



Conival



Floor Area	78.5m ²
Frontage	13.2m
Kitchen/Dining	5.2m X 2.5m
Lounge	4m X 4m
Bedroom 1	3.7m X 2.5m
Bedroom 2	2.9m X 3.4m
Bedroom 3	3m X 3m
Bathroom	2.6m X 2.5m



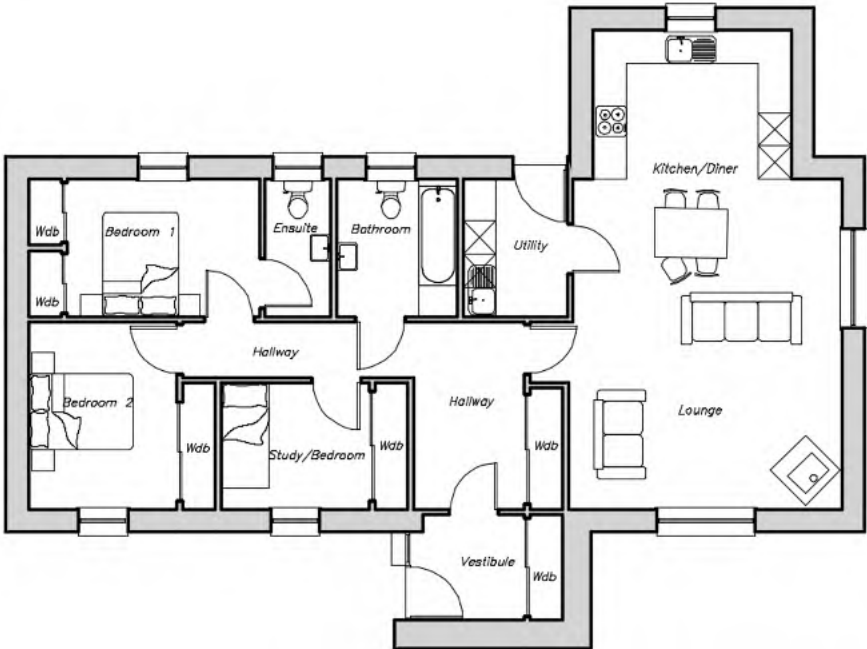
Clach



Scan to walk through
this design in VR



Floor Area	103.5m ²
Frontage	15.6m
Kitchen	3.6m X 2.7m
Lounge/Dining	4.9m X 6m
Utility	1.9m X 2.5m
Bedroom 1	3.5m X 2.5m
Ensuite	1.2 X 2.5m
Bedroom 2	2.7m X 3.3m
Bedroom 3	2.7m X 2.3m
Bathroom	2.2m X 2.5m



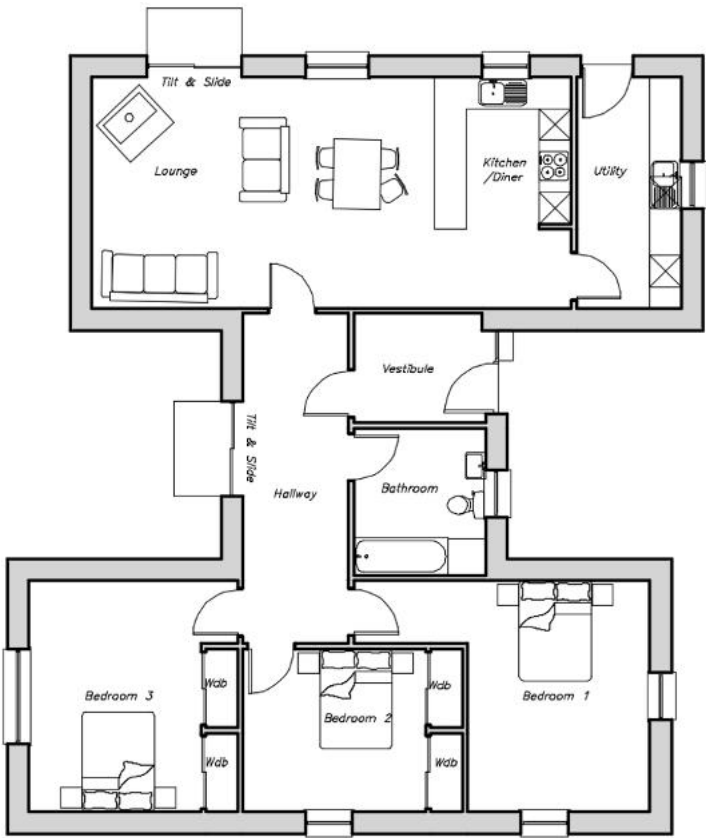
Bannoch



Floor Area	123.7m ²
Frontage	18.4m
Lounge/Dining	6.0m X 7.6m
Kitchen	4.4m X 2.8m
Utility	3.7m X 1.8m
Bedroom 1	3.5m X 3m
En-Suite B1	1.4m X 2.4m
Bedroom 2	3.7m X 2.9m
Bedroom 3	3.8m X 2.3m
Bathroom	2.3m X 2.4m
Garage	2.9m X 5.9m



Turic



Floor Area	124.5m ²
Frontage	14.8m
Kitchen/Lounge/Dining	9.1m X 4.4m
Utility	2m X 4.4m
Bedroom 1	3.4m X 4.4m
Bedroom 2	3.4m X 3.1m
Bedroom 3	3.3m X 4.4m
Bathroom	2.5m X 2.8m



Attow



Floor Area	162m ²
Frontage	18.7m
Dining/Lounge	5.5m X 8.3m
Kitchen	3.5m X 3.9m
Utility	3.7m X 1.8m
Bedroom 1	3.1m X 3.3m
En-Suite B1	1.8m X 2.6m
Bedroom 2	2.9m X 2.9m
En-Suite B2	2.2m X 1.6m
Bedroom 3	3.1m X 2.9m
En-Suite B3	1.8m X 2.6m
WC	2.2m X 1.9m
Store	3.7m X 2.1m



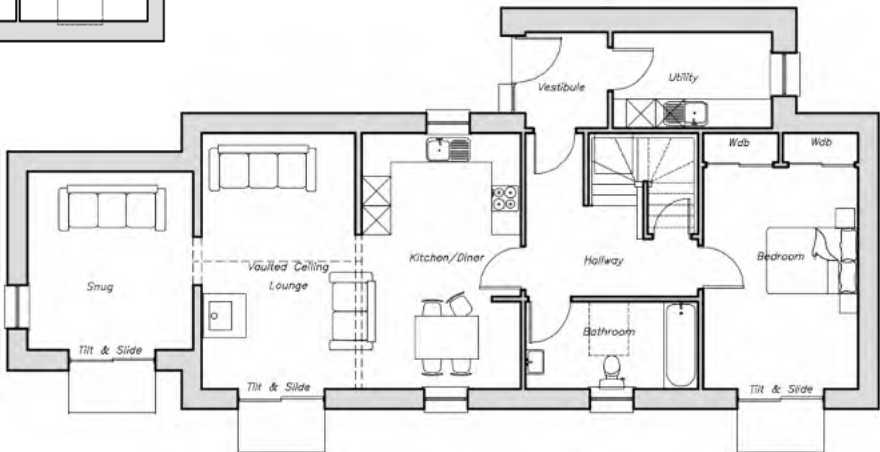
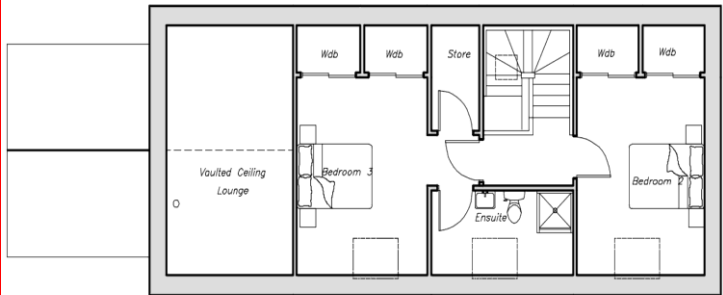
Mairg



Scan to walk through
this design in VR



Floor Area	167.8m ²
Frontage	18m
Kitchen/Dining	3.3m X 5.3m
Lounge	3.1m X 5.3m
Snug	3.4m X 3.7m
Utility	3.3m X 1.9m
Bedroom 1	3.2m X 5.3m
Bedroom 2	3.2m X 4.2m
Bedroom 3	3.3m X 4.2m
Store	1.2m X 2.2m
Bathroom	3.5m X 1.8m
Ensuite	3.5m X 1.8m



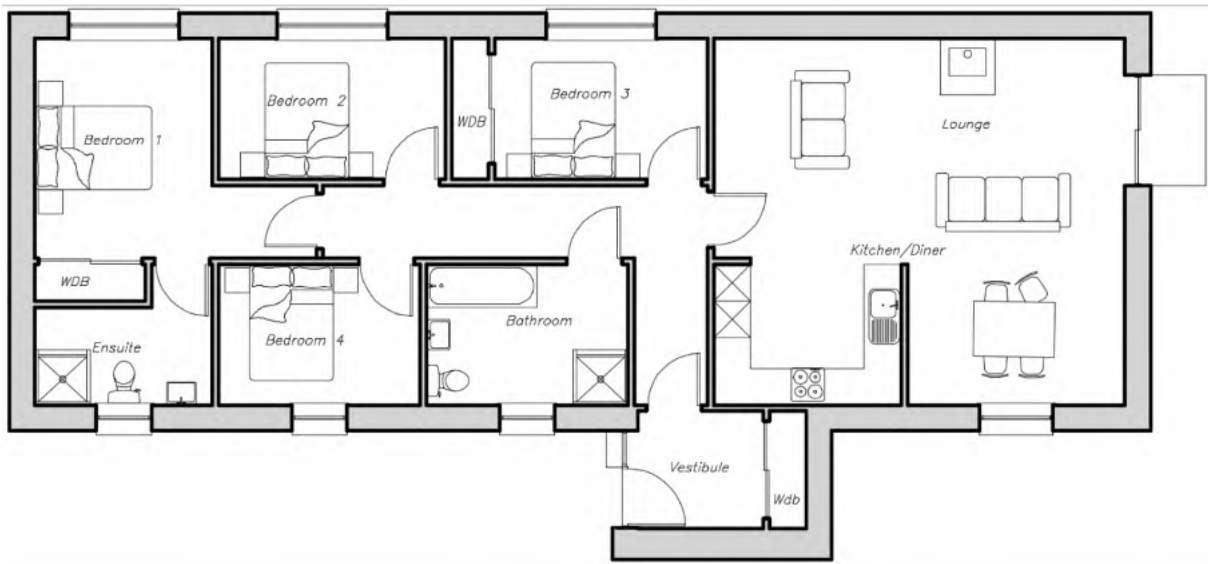
Ardrain



Scan to walk through
this design in VR



Floor Area	112.1m ²
Frontage	18.6m
Kitchen/Diner/Lounge	6.7m X 6m
Bedroom 1	2.9m X 3.5m
En-Suite B1	2.9m X 2.3m
Bedroom 2	3.7m X 2.3m
Bedroom 3	3.4m X 2.3m
Bedroom 4	3.3m X 2.3m
Bathroom	3.3m X 2.3m



Ardair

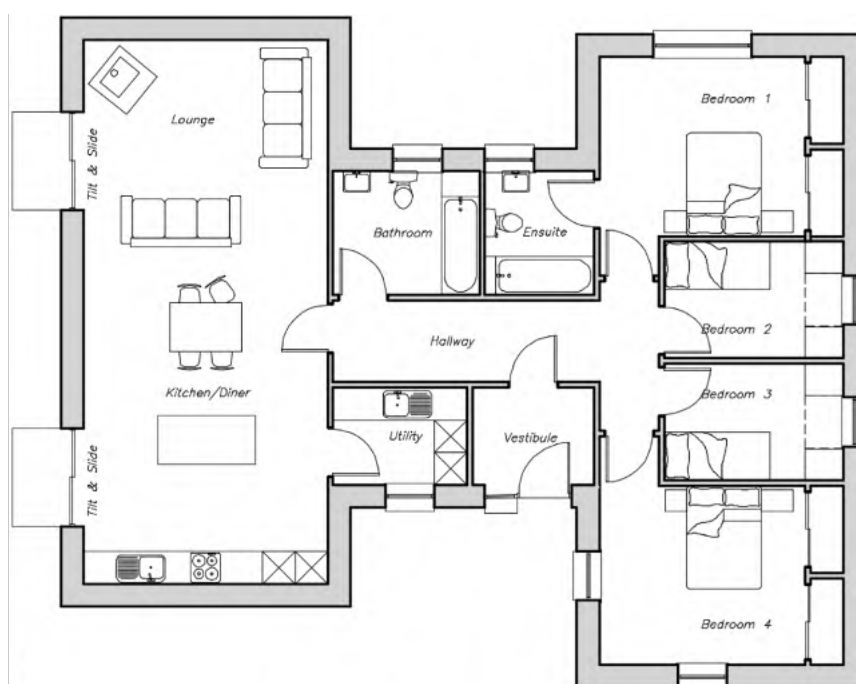
Highland Range



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this design in VR



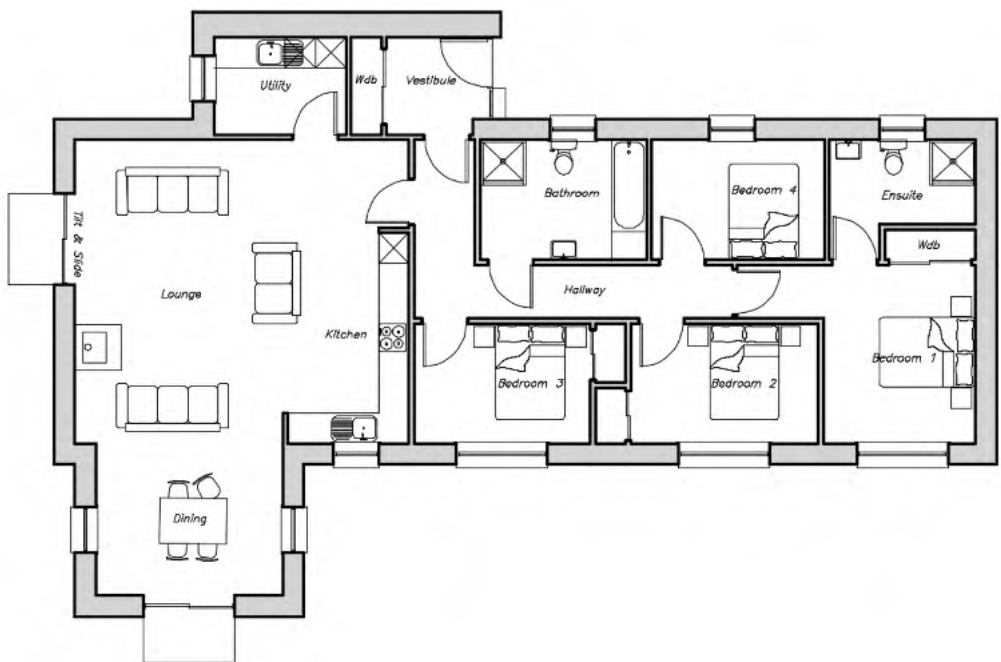
Floor Area	123.9m ²
Frontage	14.8m
Kitchen/Diner/Lounge	9.9m X 4.4m
Utility	2.4m X 1.8m
Bedroom 1	3.8m X 3.3m
En-Suite B1	2m X 2.2m
Bedroom 2	3.3m X 2.1m
Bedroom 3	3.3m X 2.1m
Bedroom 4	3.8m X 3.3m
Bathroom	2.7m X 2.2m



Dorian



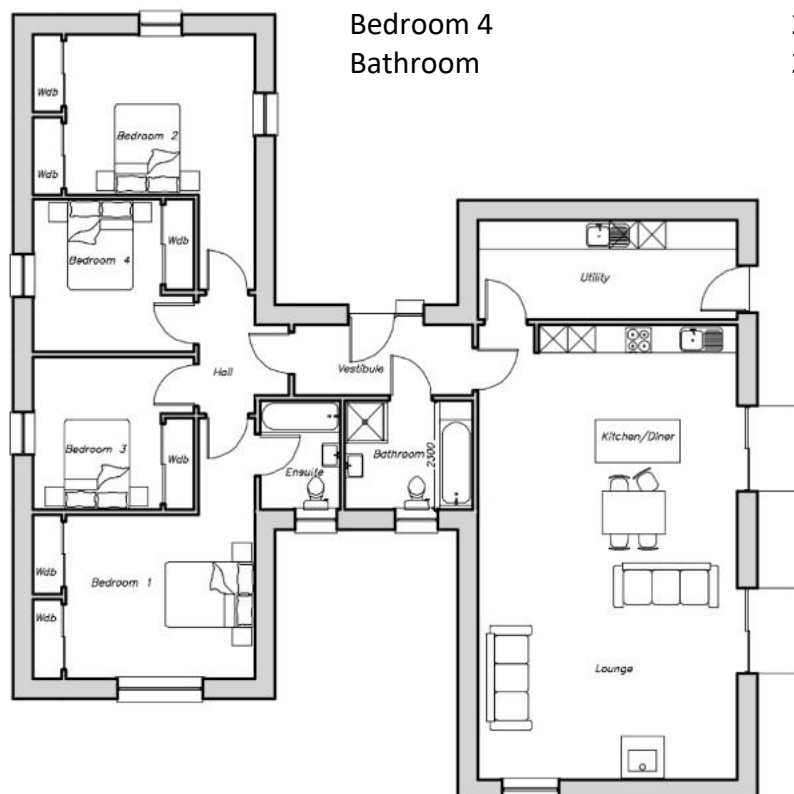
Floor Area	127.9m ²
Frontage	18.6m
Kitchen/Lounge	6.6m X 5.9m
Dining	3.6m X 3m
Utility	2.6m X 1.9m
Bedroom 1	3m X 3.5m
En-Suite B1	1.6m X 2.9m
Bedroom 2	3.7m X 2.3m
Bedroom 3	3.4m X 2.3m
Bedroom 4	3.4m X 2.3m
Bathroom	3.3m X 2.3m



Avon



Floor Area	146.7m ²
Frontage	15.7m
Kitchen/Lounge/Dining	5.5m X 9.6m
Utility	5.5m X 2.1m
Bedroom 1	4m X 3.4m
En-Suite B1	1.7m X 3m
Bedroom 2	4m X 3.3m
Bedroom 3	2.7m X 3.2m
Bedroom 4	2.7m X 3.2m
Bathroom	2.7m X 2.3m

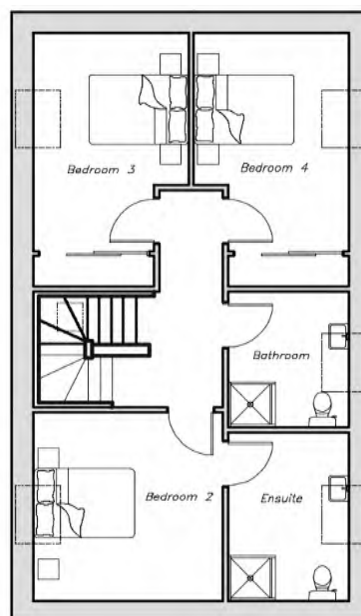


Toul

Highland Range



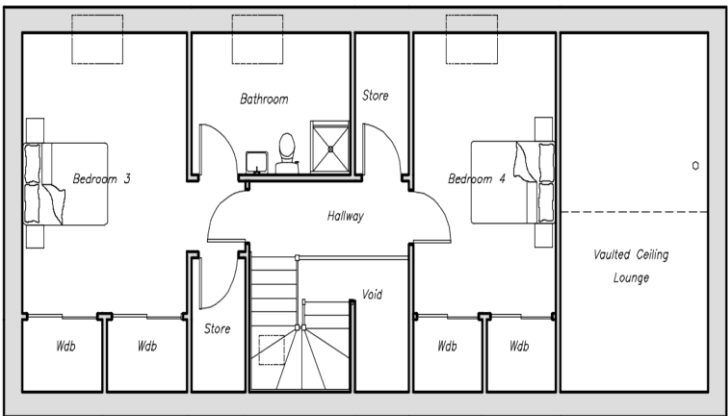
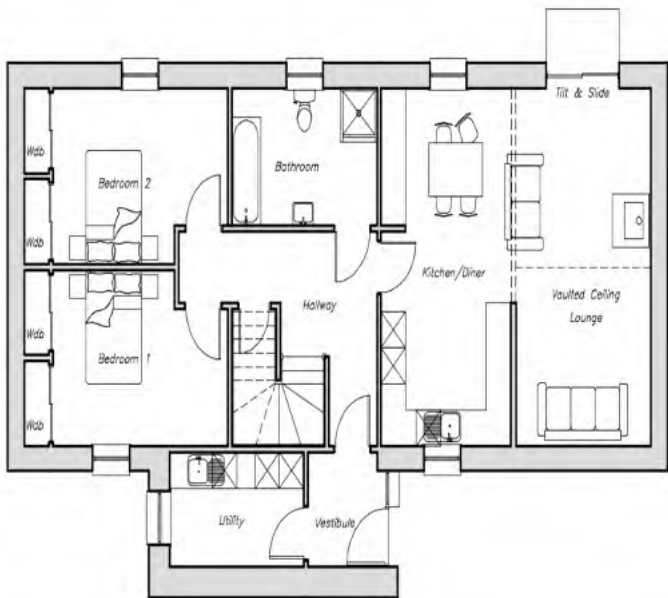
Floor Area	148.2m ²
Frontage	12.5m
Kitchen/Lounge	6.6m X 5m
Utility	1.7m X 3.8m
Bedroom 1	2.9m X 2.8m
Bedroom 2	3.6m X 3.7m
En-Suite B2	2.3m X 3.3m
Bedroom 3	2.9m X 4.3m
Bedroom 4	2.9m X 4.3m
Bathroom	2.3m X 2.6m
Bathroom 1 st Floor	2.7m X 2.3m



Nevis



Floor Area	174.2m ²
Frontage	16.2m
Kitchen/Dining	3.1m X 6m
Lounge	3.3m X 6m
Utility	3.3m X 1.9m
Bedroom 1	4.3m X 2.9m
Bedroom 2	4.3m X 2.9m
Bedroom 3	3.7m X 4.6m
Bedroom 4	3.2m X 4.6m
Bathroom	3.5m X 2.3m
Bathroom 1 st Floor	3.5m X 2.3m



The WellBe Range



Inverarish

As is implied by the name, WellBe homes prioritise your wellbeing, offering accessibility, storage, plenty of natural light and easy contact with the outdoors. Your WellBe home is future-proofed allowing it to be adapted to suit as your lifestyle changes. We have placed reinforced walls and ceiling structures strategically to make adaptations easily, increasing your home's usability for a lifetime. Examples of adaptations include Adding level access shower in the bathroom and further extensions to the kitchen-living area.

These homes also allow you to benefit from being more in touch with nature; each window and door has been placed specifically to allow easy contact with the environment surrounding the home. These windows and doors allow for good ventilation rates in the summer whilst keeping you warm and cosy in the winter. The open plan kitchen-living area benefits from a cathedral ceiling and glazing, which offers increased natural light and sense of space.

As with our other ranges, these spacious homes are designed to blend beautifully into any rural setting whilst exceeding current UK building regulations.

Glenshiel



Floor Area	65.84m ²
Frontage	12m
Kitchen/Dining/Lounge	4.6m X 6.0m
Bedroom 1	3.6m X 3.9m
Bedroom 2	2.3m X 3.2m
Bathroom	2.3m X 3.2m



Brochel



Floor Area	127m ²
Frontage	16.2m
Kitchen/Dining/Lounge	4.6m X 6.0m
Bedroom 1	3.6m X 3.9m
Bedroom 2	2.3m X 3.2m
Bathroom	2.3m X 3.2m
Utility	2.9m X 3.2m
Garage	7.7m X 5.5m



Kinloch



Floor Area	82m ²
Frontage	16.2m
Kitchen/Dining/Lounge	4.6m X 7.0m
Bedroom 1	3.6m X 3.9m
Bedroom 2	2.2m X 3.0m
Bedroom 3	3.9m X 3.6m
Bathroom	2.4m X 3.6m



Camore



Floor Area	150m ²
Frontage	16.2m
Kitchen/Dining/Lounge	5.6m X 6.0m
Utility	2.9m X 6.2m
Bedroom 1	3.6m X 3.9m
Bedroom 2	2.3m X 3.2m
Bedroom 3	3.2m X 2.8m
Bedroom 4	3.2m X 3.0m
Bathroom	2.3m X 3.2m
Lounge	5.4m X 4.1m
Shower	2.4m X 1.7m



Inverarish



Floor Area	163.84m ²
Frontage	16.2m
Kitchen/Dining/Lounge	5.6m X 6.0m
Utility	2.0m X 3.0m
Bedroom 1	3.6m X 3.9m
Bedroom 2	2.4m X 2.2m
Bedroom 3	3.8m X 5.4m
Bedroom 4	4.1m X 3.8m
Bathroom	2.3m X 3.2m
Garage	7.7m X 5.5m



Timber Frame Homes

Which are different by Design



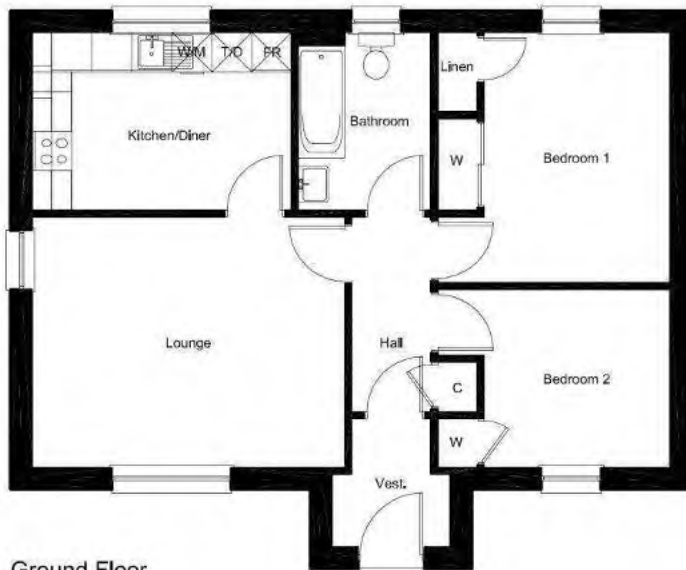
www.norscot.co.uk

Email: sales@norscot.co.uk

Classic Range

Trust Your Local Timber Frame Specialist

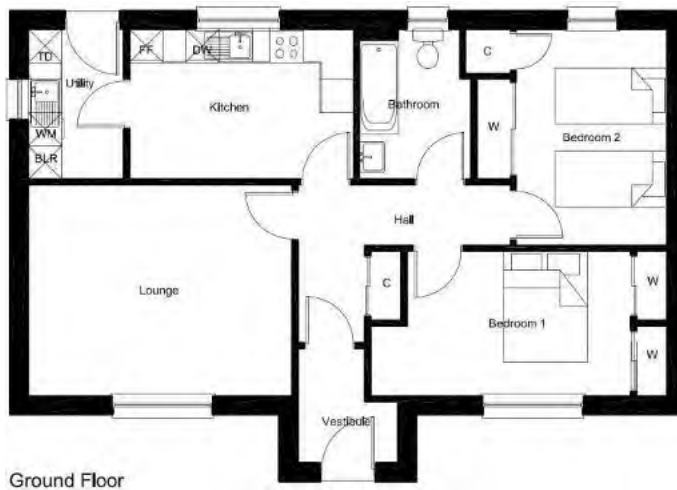
Laggan



Floor Area	65.3m ²
Frontage	10.2m
Lounge	4.7m x 3.8m
Kitchen	3.9m x 2.7m
Bedroom 1	2.8m x 3.8m
Bedroom 2	2.8m x 2.7m
Bathroom	2.0m x 2.7m



Kincraig



Floor Area	77.1m ²
Frontage	12.0m
Lounge	4.7m x 3.8m
Kitchen	4.0m x 2.8m
Bedroom 1	4.6m x 2.6m
Bedroom 2	2.7m x 3.9m
Bathroom	2.0m x 2.7m



Talisker



Ground Floor

Floor Area	86.1m ²
Frontage	12.6m
Lounge	6.0m x 3.9m
Kitchen/Dining	4.2m x 3.8m
Bedroom 1	2.9m x 3.8m
Bedroom 2	2.9m x 2.7m
Bathroom	2.2m x 2.6m



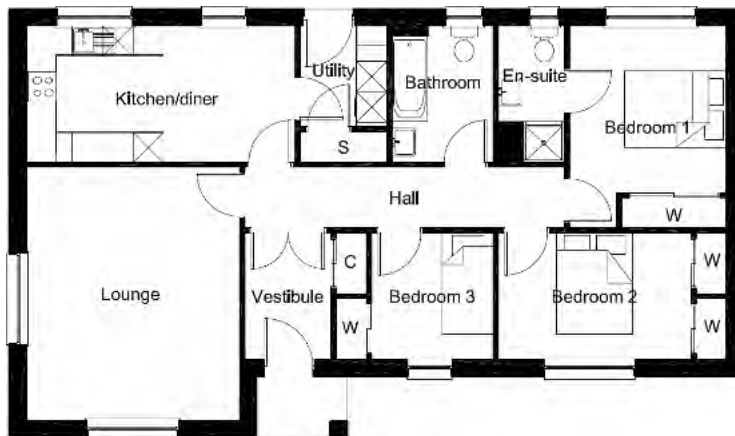
Torridon



Floor Area	93.0m ²
Frontage	12.0m
Lounge	6.0m x 3.7m
Kitchen/Diner	5.0m x 3.2m
Hall	1.7m x 4.6m
Utility	1.7m x 2.7m
Bedroom 1	3.8m x 3.0m
Bedroom 2	3.8m x 2.9m
Bathroom	2.3m x 2.7m



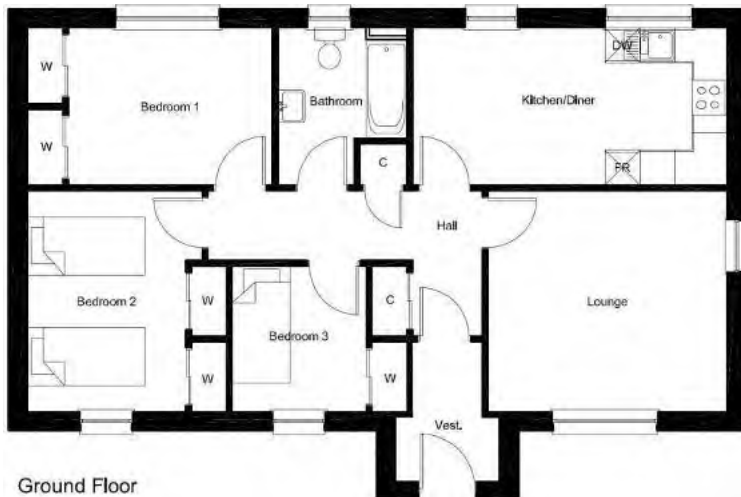
Braemore



Floor Area	95.8m ²
Frontage	14.4m
Lounge	4.2m x 5.0m
Kitchen/Diner	5.3m x 2.7m
Bedroom 1	3.1m x 4.0m
Bedroom 2	3.8m x 2.5m
Bedroom 3	2.4m x 2.5m
Bathroom	2.4m x 2.5m



Navidale



Ground Floor

Floor Area	81.0m ²
Frontage	12.5m
Lounge	4.1m x 3.8m
Kitchen/Diner	5.4m x 2.7m
Bedroom 1	3.5m x 2.7m
Bedroom 2	2.7m x 3.8m
Bedroom 3	2.3m x 2.5m
Bathroom	2.0m x 2.7m



Lochside



Ground Floor

Floor Area	124.5m ²
Frontage	16.8m
Lounge	6.0m x 3.6m
Kitchen	4.2m x 3.1m
Dining	4.2m x 2.7m
Bedroom 1	3.4m x 3.8m
Bedroom 2	4.7m x 2.7m
Bedroom 3	2.4m x 2.7m
Study	2.2m x 2.5m
Bathroom	2.2m x 2.5m



Kinbrace



Ground Floor

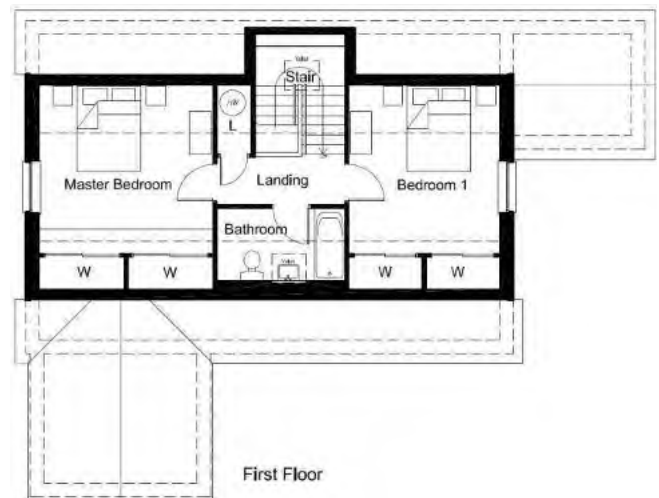
Floor Area	104.0m ²
Frontage	15.0m
Lounge	3.7m x 6.0m
Kitchen/Diner	4.5m x 2.4m
Bedroom 1	3.5m x 3.4m
Bedroom 2	3.5m x 2.7m
Bedroom 3	2.4m x 2.8m
Bedroom 4	2.4m x 2.8m
Bathroom	2.7m x 2.3m



Strathnaver



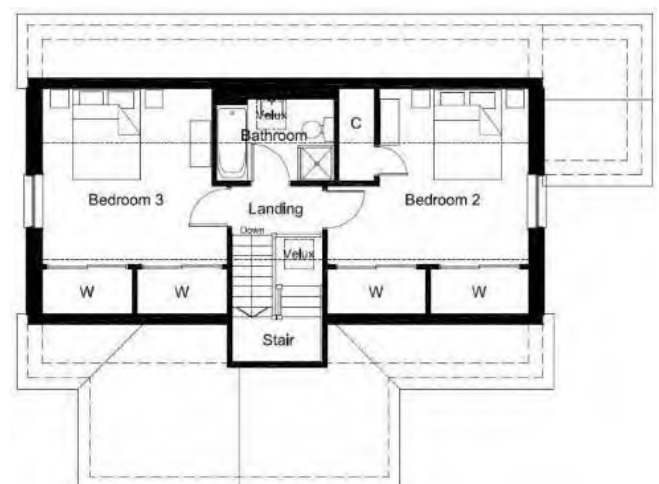
Floor Area	150.7m ²
Frontage	14.5m
Lounge	3.5m x 4.0m
Kitchen/Diner	3.5m x 7.2m
Utility	2.7m x 2.4m
Sun Porch	3.6m x 3.2m
Accessible WC	1.8m x 2.9m
Master Bedroom	4.1m x 4.0m
En-suite	3.0m x 1.7m
Bedroom 1	3.5m x 4.0m
Bedroom 2	3.8m x 3.0m



Armdale



Ground Floor



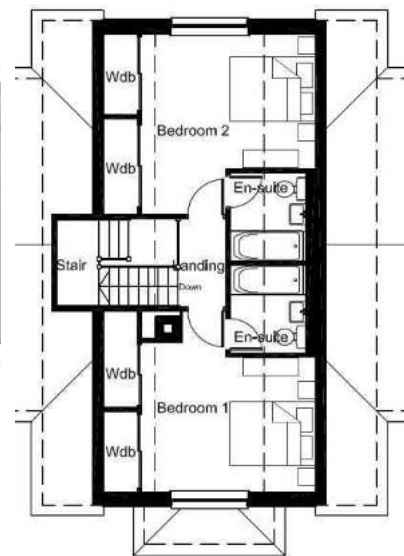
First Floor

Floor Area	173.2m ²
Frontage	13.6m
Lounge	4.1m x 7.2m
Kitchen/Dining	6.6m x 2.9m
Utility	1.8m x 2.7m
Bedroom 1	3.3m x 3.5m
Shower Room	2.7m x 2.0m
Bedroom 2	3.3m x 3.9m
Bedroom 3	3.8m x 3.9m
Bathroom	2.6m x 1.8m

Ousdale



Ground Floor



First Floor

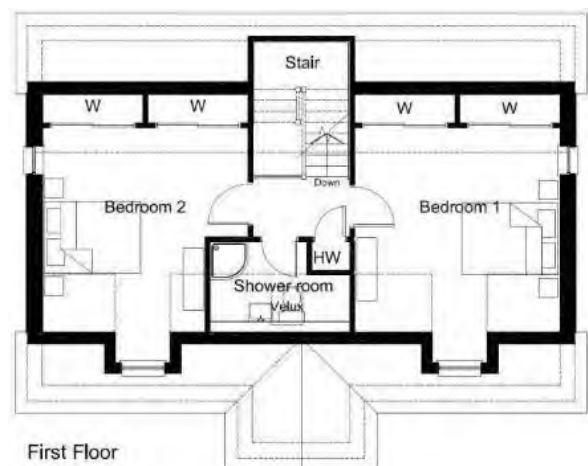
Floor Area	237.4m ²
Frontage	22.2m
Lounge	7.2m x 4.2m
Kitchen	3.4m x 4.2m
Dining	3.7m x 4.2m
Utility	3.5m x 2.0m
Bedroom 1	4.1m x 3.2m
Bedroom 2	4.1m x 3.2m
Garage	3.4m x 7.2m
Granny Suite	3.4m x 7.2m
Bed sitting room	2.8m x 7.2m
Kitchen	3.5m x 2.9m



Assynt



Ground Floor



First Floor

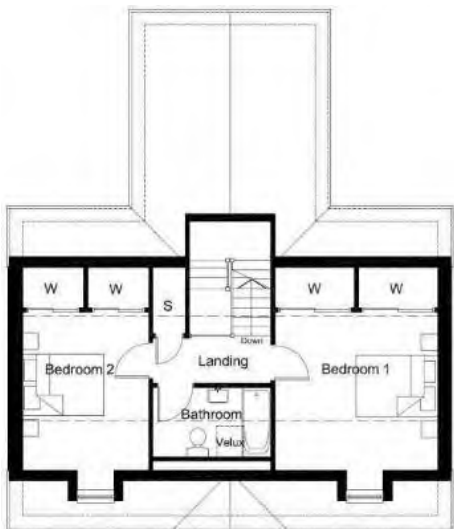
Floor Area	133.1m ²
Frontage	11.4m
Lounge	4.3m x 3.8m
Kitchen/Dining	4.3m x 4.2m
Utility	2.1m x 2.9m
Bedroom 1	4.3m x 4.3m
Bedroom 2	4.3m x 4.3m
Bedroom 3	4.3m x 3.3m
Shower Room	2.9m x 1.7m



Strathspey



Ground Floor



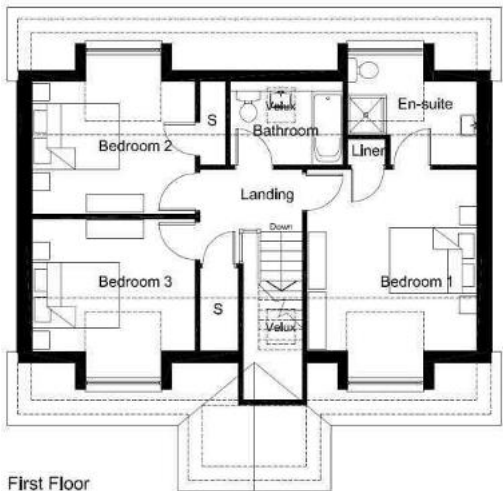
First Floor	
Floor Area	143.8m2
Frontage	10.8m
Bedroom 3	2.9m x 3.6m
Bedroom 4	3.2m x3 .5m
Lounge	4.2m x 4.6m
Kitchen/Dining	4.0m x 4.5m
Shower Room	2.1m x 2.6m
Utility	1.8m x 2.6m
Bedroom 1	4.0m x 3.9m
Bedroom 2	3.1m x 3.9m
Bathroom	2.9m x 1.7m

Aberlour



Ground Floor

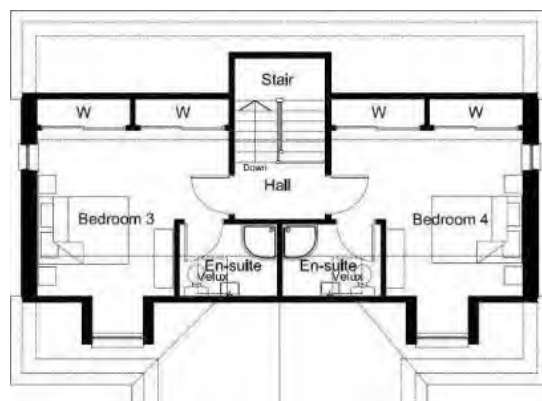
Floor Area	151.7m2
Frontage	10.8m
Lounge	3.9m x .3.0m
Kitchen/Dining/Family	10.2m x 3.0m
Utility	1.8m x 1.9m
Bedroom 1	3.9m x 4.2m
Bedroom 2	3.7m x 3.0m
Bedroom 3	3.7m x 3.0m
Study/Bedroom	3.2m x 3.3m
Bathroom	2.6m x 1.7m



First Floor



Glen Affric



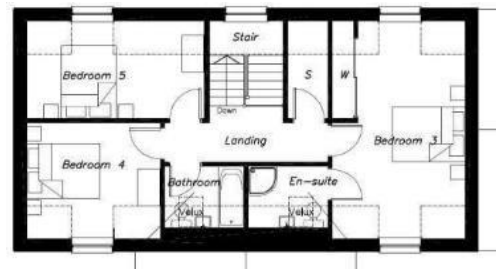
Floor Area	160.6m ²
Frontage	11.4m
Lounge	5.4m x 4.1m
Kitchen	2.5m x 3.7m
Family Room/Dining	4.3m x 3.5m
Utility	1.7m x 2.4m
Bedroom 1	3.6m x 3.5m
Bedroom 2	3.6m x 3.5m
Bedroom 3	4.3m x 3.7m
Bedroom 4	4.3m x 3.7m

Glen More



Floor Area	161.7m ²
Frontage	11.4m
Lounge/Dining	4.1m x 4.6m
Kitchen	3.1m x 3.0m
Utility	2.0m x 2.4m
Bedroom 1	2.9m x 3.9m
Bedroom 2	2.9m x 3.0m
Bedroom 3	4.3m x 4.6m
Bedroom 4	4.3m x 4.6m
Bathroom	2.9m x 2.0m
Study/store	2.9m x 1.9m
Garage	3.4m x 6.0m

Knoydart



Floor Area	205.5m ²
Frontage	16.5m
Lounge	6.0m x 4.1m
Kitchen	2.8m x 3.0m
Family Room/Dining	4.9m x 2.9m
Utility	2.0m x 2.0m
Shower Room	1.9m x 2.2m
Bedroom 1	4.2m x 3.0m
Bedroom 2	4.2m x 2.9m
Bedroom 3	3.7m x 6.0m
Bedroom 4	3.7m x 3.2m
Bedroom 5	4.9m x 2.7m
Bathroom	2.2m x 1.7m
Garage	3.7m x 6.1m

Cromdale



Ground Floor

Floor Area	245.7m ²
Frontage	19.2m
Lounge	3.6m x 7.2m
Kitchen	4.0m x 4.3m
Dining	3.8m x 2.8m
Hall	3.2m x 5.4m
Bedroom 1	3.6m x 2.9m
Bedroom 2	2.9m x 2.8m
Bedroom 3	2.9m x 2.8m
Bedroom 4	3.6m x 4.8m
Bedroom 5	3.6m x 4.8m
Landing/Gallery	3.0m x 3.8m
Study	4.0m x 2.2m
Store/Bedroom	2.9m x 2.2m
Bathroom	2.4m x 2.0m



First Floor



Glen Moriston



Floor Area	229.7m ²
Frontage	18.6m
Lounge	4.4m x 6.0m
Family	4.0m x 3.9m
Kitchen	6.0m x 2.9m
Dining	3.3m x 3.9m
Utility	2.2m x 3.0m
Master Bedroom	3.7m x 3.8m
Bedroom 2	3.7m x 2.8m
Bedroom 3	3.7m x 2.9m
Bedroom 4	2.9m x 3.3m
Study/Store	2.9m x 1.9m
Bathroom	3.0m x 2.1m
Bathroom	2.0m x 2.0m



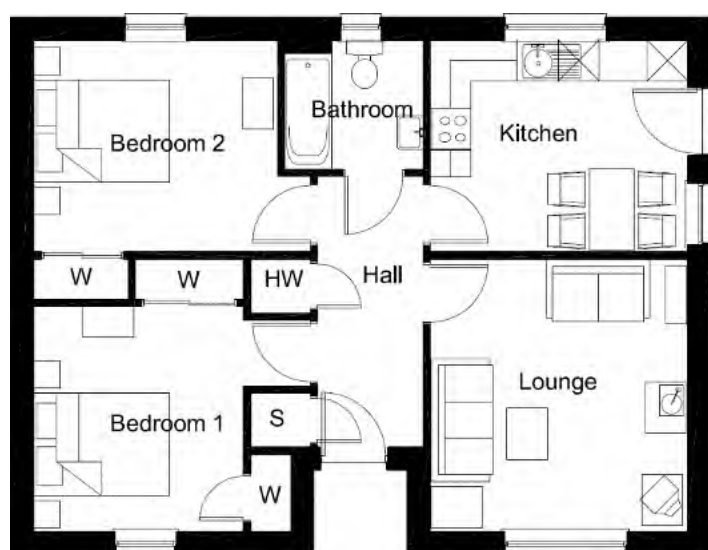
Glengarry



Floor Area	311.4m ²
Frontage	18.0m
Lounge	4.4m x 6.0m
Kitchen/Family Area	4.4m x 7.1m
Dining	4.4m x 3.2m
Utility	2.3m x 3.0m
Master Bedroom	3.9m x 6.0m
Bedroom 2	3.7m x 4.0m
Bedroom 3	3.7m x 3.0m
Bedroom 4	3.7m x 4.9m
Study	2.9m x 3.8m
Bathroom	2.0m x 3.0m
Patio Courtyard	5.0m x 4.9m



Wick



Floor Area	66.4m ²
Frontage	10.2m
Lounge	3.8m x 4.0m
Kitchen	3.8m x 3.1m
Bedroom 1	3.1m x 3.3m
Bedroom 2	3.6m x 3.1m
Bathroom	2.0m x 1.9m



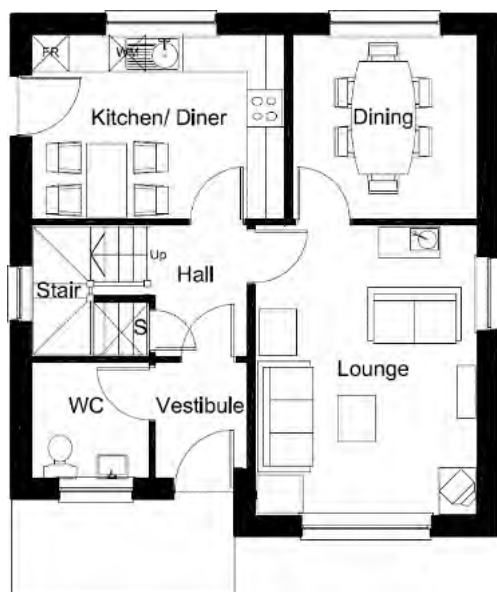
Thurso



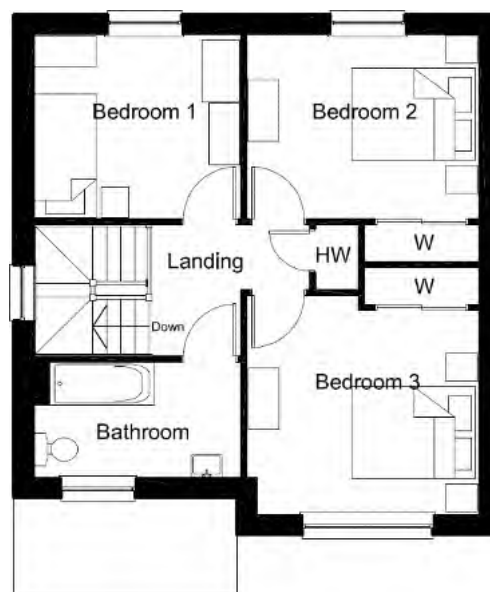
Floor Area	84.3m ²
Frontage	12.6m
Lounge	4.1m x 3.8m
Kitchen/Diner	5.4m x 3.3m
Bedroom 1	4.2m x 3.3m
Bedroom 2	2.6m x 3.8m
Bedroom 3	2.5m x 2.5m
Bathroom	2.2m x 3.3m



Stornoway



Floor Area	107.6m ²
Frontage	7.8m
Lounge	3.6m x 4.7m
Kitchen / Diner	4.1m x 3.0m
Dining Room	3.0m x 3.0m
WC	1.9m x 1.9m
Bedroom 1	3.3m x 3.0m
Bedroom 2	3.8m x 3.0m
Bedroom 3	3.7m x 3.3m
Bathroom	3.3m x 1.9m



Portree



Floor Area	111.6m ²
Frontage	8.4m
Sitting Room	4.7m x 3.2m
Kitchen	2.9m x 3.4m
Bedroom/Dining	2.9m x 3.2m
Bedroom 1	2.9m x 3.4m
Bedroom 2	5.6m x 3.4m
Bedroom 3	5.6m x 3.2m
Shower Room	2.2m x 2.2m
Bathroom	1.9m x 2.2m



Kirriemuir



Ground Floor

Floor Area	113.1m ²
Frontage	9.6m
Lounge	4.2m x 4.5m
Kitchen/Dining	3.3m x 6.3m
Utility	2.6m x 1.6m
En-suite	2.8m x 1.2m
Bedroom 1	3.0m x 4.5m
Bedroom 2	3.0m x 3.5m
Bedroom 3	2.5m x 3.4m
Bathroom	3.5m x 1.7m



Elgin



Ground Floor



Upper Floor

Floor Area	135.8m ²
Frontage	11.4m
Sitting Room	4.2m x 4.1m
Kitchen	4.1m x 3.0m
Dining Room	3.0m x 3.0m
Shower Room	1.7m x 2.6m
Bedroom 1	3.4m x 3.3m
Bedroom 2	3.9m x 3.8m
Bedroom 3	2.1m x 3.8m
Bathroom	2.8m x 1.8m
Garage	3.4m x 6.0m



Brechin

Floor Area	137.8m ²
Frontage	18.0m
Lounge	5.4m x 3.8m
Kitchen/Dining	4.2m x 5.7m
Utility	1.8m x 3.0m
En-suite	1.2m x 2.3m
Bedroom 1	3.6m x 3.0m
Bedroom 2	2.8m x 4.1m
Bedroom 3	2.4m x 2.9m
Bathroom	2.0m x 3.0m
Garage	3.4m x 7.2m



Montrose



Floor Area	113.1m ²
Frontage	9.6m
Lounge	4.2m x 4.5m
Kitchen/Dining	3.3m x 6.3m
Utility	2.6m x 1.6m
En-suite	2.8m x 1.2m
Bedroom 1	3.0m x 4.5m
Bedroom 2	3.0m x 3.5m
Bedroom 3	2.5m x 3.4m
Bathroom	3.5m x 1.7m



Keith



Ground Floor



First Floor

Floor Area	163.6m ²
Frontage	13.2m
Lounge	4.4m x 5.0m
Kitchen	4.4m x 3.3m
Utility	2.1m x 2.4m
Master Bedroom	3.4m x 4.0m
Bedroom 1	3.1m x 4.4m
Bedroom 2	3.2m x 2.3m
Shower Room	2.0m x 2.0m
Bathroom	1.8m x 2.2m
Garage	3.7m x 6.6m



Nairn



Floor Area	103.4m ²
Frontage	15.0m
Sitting Room	5.1m x 4.1m
Kitchen/Diner	5.1m x 3.0m
Bedroom 1	4.0m x 2.9m
Bedroom 2	2.9m x 4.1m
Bedroom 3	2.8m x 3.0m
Bedroom 4	2.6m x 2.9m
Bathroom	2.0m x 3.0m
Cloaks	1.2m x 1.8m



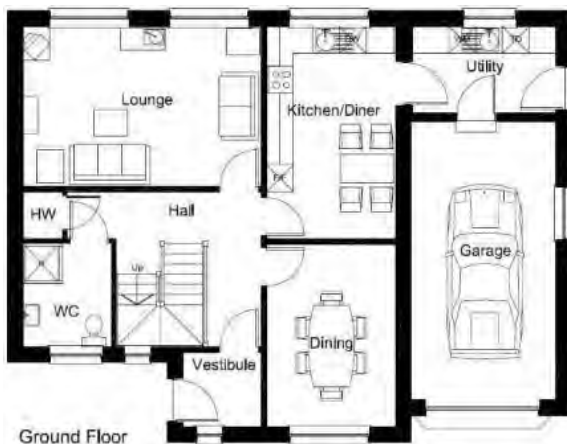
Tain



Floor Area	162.3m ²
Frontage	13.2m
Lounge	4.4m x 5.0m
Family Room/Bedroom 3	3.4m x 4.4m
Kitchen/ Dining	4.4m x 3.3m
Utility	2.1m x 2.4m
Shower Room	2.0m x 2.0m
Master Bedroom	3.1m x 3.8m
En-suite	2.2m x 2.7m
Dresser	1.5m x 2.7m
Bedroom 1	3.1m x 4.4m
Bedroom 2	3.2m x 3.2m
Bathroom	2.2m x 1.8m



Stonehaven



Ground Floor



First Floor

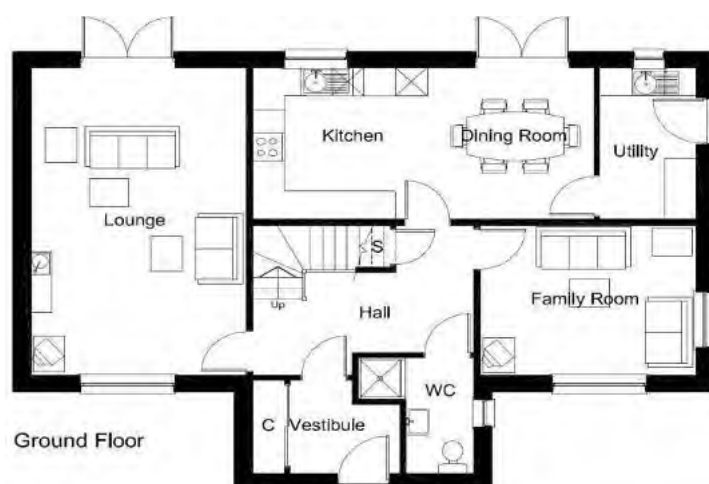
Floor Area	167.6m ²
Frontage	12.6m
Lounge	5.4m x 3.6m
Kitchen/Diner	2.9m x 4.8m
Dining	2.9m x 4.1m
Utility	3.3m x 2.0m
Bedroom 1	4.2m x 4.1m
Bedroom 2	3.2m x 3.6m
Bedroom 3	2.1m x 3.6m
Bedroom 4	2.0m x 3.5m
Bathroom	2.9m x 2.7m
Garage	3.3m x 6.3m



Auldearn



Floor Area	183.3m ²
Frontage	13.2m
Lounge	4.1m x 6.6m
Family Room	4.1m x 3.2m
Kitchen / Dining	6.5m x 3.2m
Utility	1.8m x 3.2m
WC	1.3m x 2.5m
Bedroom 1	3.1m x 3.3m
En-suite	2.1m x 1.4m
Bedroom 2	2.7m x 3.2m
Bedroom 3	3.0m x 3.3m
Bedroom 4	3.4m x 3.2m
Bedroom 5 / Study	4.2m x 3.5m
Bathroom	2.7m x 2.2m



Kildonan



Floor Area	188.1m ²
Frontage	13.8m
Lounge	4.1m x 5.4m
Dining	3.8m x 3.0m
Kitchen / Family Room	3.9m x 4.7m
Study	1.9m x 3.8m
Hall	1.2m x 3.9m
Utility	2.9m x 1.8m
WC	2.1m x 1.8m
Master Bedroom	4.1m x 3.0m
En-suite	2.1m x 1.4m
Bedroom 2	3.2m x 3.0m
Bedroom 3	3.2m x 3.0m
Bedroom 4	2.9m x 3.1m
Bathroom	2.1m x 2.4m
Garage	5.1m x 5.2m



Arbroath



Floor Area	234.2m ²
Frontage	12.6m
Lounge	4.1m x 7.2m
Dining/Family	3.6m x 4.6m
Shower Room	2.0m x 2.0m
Kitchen	4.1m x 2.5m
Utility	3.2m x 2.0m
Master Bedroom	4.0m x 5.1m
En-suite	2.0m x 2.0m
Bedroom 2	3.4m x 3.2m
Bedroom 3	4.1m x 3.2m
Bedroom 4	4.1m x 3.2m
Bathroom	3.6m x 2.0m



Kirkwall



Floor Area	142.2m ²
Frontage	18.0m
Sitting Room	5.5m x 4.1m
Kitchen	3.5m x 3.0m
Dining Room	3.1m x 3.0m
Utility	1.7m x 2.2m
Bedroom 1	3.2m x 4.2m
Bedroom 2	3.2m x 4.1m
Bedroom 3	3.9m x 3.2m
Bedroom 4	3.9m x 3.2m
Bedroom 5	2.8m x 3.0m
Bathroom	2.6m x 2.9m

Ground Floor

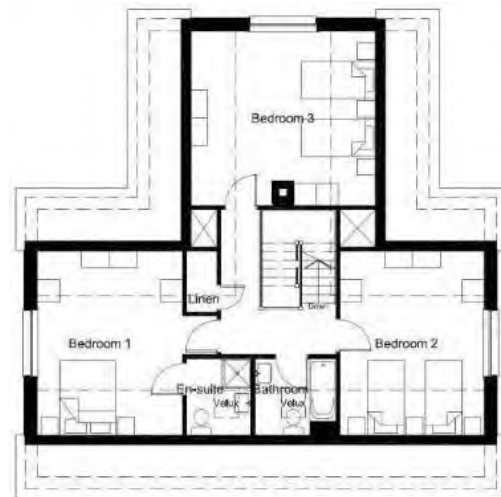


Huntly



Floor Area	210.3m ²
Frontage	15.0m
Lounge	4.4m x 3.9m
Kitchen	4.6m x 3.2m
Dining	4.0m x 3.3m
Utility	2.0m x 2.2m
Master Bedroom	3.7m x 3.9m
Bedroom 1	3.6m x 3.9m
Bedroom 2	3.0m x 3.2m
Bedroom 3	3.1m x 3.2m
Bedroom 4 / Study	2.6m x 3.2m
Bathroom	2.6m x 2.7m
Garage	3.5m x 7.2m

Inverness



Floor Area	213.5m ²
Frontage	12.6m
Sitting Room	7.2m x 4.7m
Kitchen	4.2m x 2.7m
Dining Room	4.2m x 2.7m
Utility	3.0m x 1.6m
Bathroom	2.8m x 2.7m
Bedroom 1	3.9m x 5.0m
Bedroom 2	3.9m x 5.0m
Bedroom 3	5.0m x 4.7m
Bedroom 4	2.8m x 4.4m
Bedroom 5	3.9m x 2.7m
Bathroom	2.2m x 2.1m



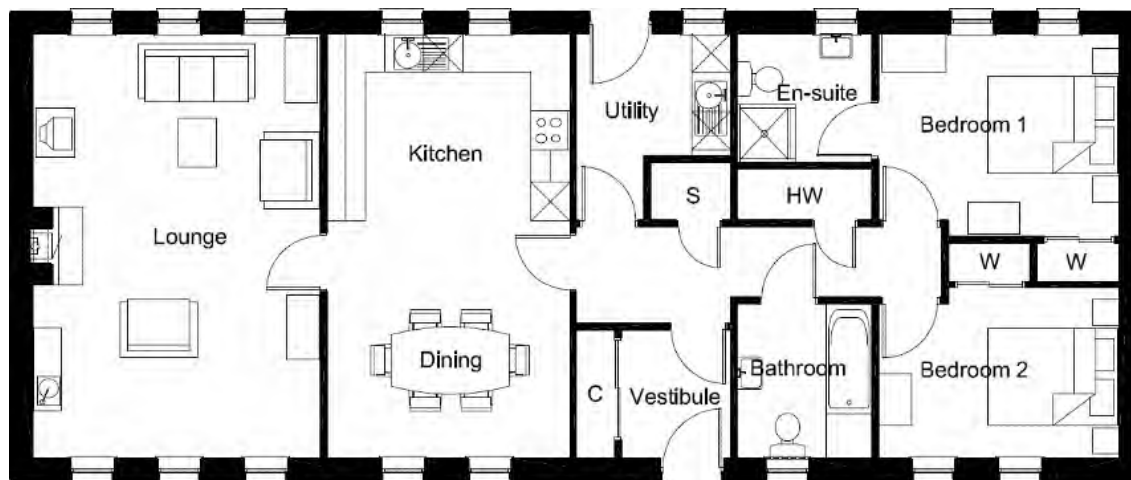
Pitlochry



Floor Area	229.6m ²
Frontage	12.6m
Lounge	4.0m x 6.0m
Kitchen/Family	3.4m x 6.0m
Dining	4.3m x 3.0m
Hall	4.3m x 2.9m
Utility	2.1m x 3.0m
WC	1.2m x 3.0m
Bedroom 1	6.0m x 3.9m
En-suite	3.1m x 2.7m
Bathroom	4.0m x 2.2m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.3m x 2.9m
Bedroom 4	3.8m x 2.9m
Bedroom 5	3.2m x 3.4m
Garage	6.0m x 3.9m



Kintail



Floor Area	110.5m ²
Frontage	17.4m
Lounge	4.5m x 6.6m
Kitchen/Dining	3.8m x 6.6m
Utility	2.4m x 1.9m
Bedroom 1	3.7m x 3.1m
En-suite	2.1m x 2.7m
Bedroom 2	3.7m x 2.7m
Bathroom	2.1m x 2.4m



Aonach Mor



Floor Area	122.0m ²
Frontage	14.4m
Lounge	6.0m x 4.5m
Bathroom	2.4m x 1.9m
Bedroom 2	4.1m x 2.8m
Bedroom 3	2.9m x 2.4m
Utility	2.5m x 2.5m
Kitchen	3.5m x 4.7m
Bedroom 1	2.8m x 4.0m
En-suite	2.3m x 1.9m



Ground Floor

Fort William



Floor Area	147.2m ²
Frontage	18.0m
Sitting Room	4.2m x 5.2m
Kitchen/Family Room	4.4m x 6.5m
Dining Room	2.9m x 3.0m
Utility	1.7m x 2.4m
Bedroom 1	4.5m x 3.0m
En-suite	1.2m x 1.4m
Bedroom 2	3.3m x 4.7m
Bedroom 3	2.4m x 3.4m
Bedroom 4	2.4m x 3.4m
Bedroom 5	2.4m x 3.0m
Bathroom	2.7m x 3.0m



Inverurie



Floor Area	195.3m ²
Frontage	13.8m
Lounge	5.5m x 3.9m
Kitchen	3.4m x 3.2m
Dining / Family / Bedroom	3.8m x 3.9m
Study / Bedroom	3.3m x 3.2m
Bedroom 1	3.7m x 3.9m
Bedroom 2	3.7m x 3.9m
Bedroom 3	2.7m x 3.2m
Bedroom 4	2.7m x 3.2m
Bathroom	3.1m x 2.7m
Utility	2.0m x 2.2m

Ben Nevis



Ground Floor

Floor Area	143.5m ²
Frontage	18.6m
Lounge	4.5m x 6.0m
Kitchen/Dining	3.8m x 6.0m
Utility	2.4m x 2.5m
Bedroom 1	2.8m x 3.9m
En-suite	2.3m x 1.9m
Bedroom 2	3.5m x 4.0m
Bedroom 3	3.5m x 3.3m
Bathroom	2.3m x 1.9m
Bedroom 4/Study	2.4m x 3.2m



Scaraben



Ground Floor

Floor Area	144.2m ²
Frontage	11.4m
Bedroom 1	3.4m x 2.9m
Lounge	3.4m x 3.6m
Accessible WC	2.1m x 1.8m
Kitchen	3.0m x 4.0m
Dining	3.2m x 2.4m
Bedroom 2	3.4m x 2.8m
Bedroom 3	3.4m x 2.4m
Bathroom	2.1m x 3.0m
Study	3.0m x 2.4m
Master Bedroom	3.0m x 4.1m
En-suite	3.0m x 1.7m



First Floor

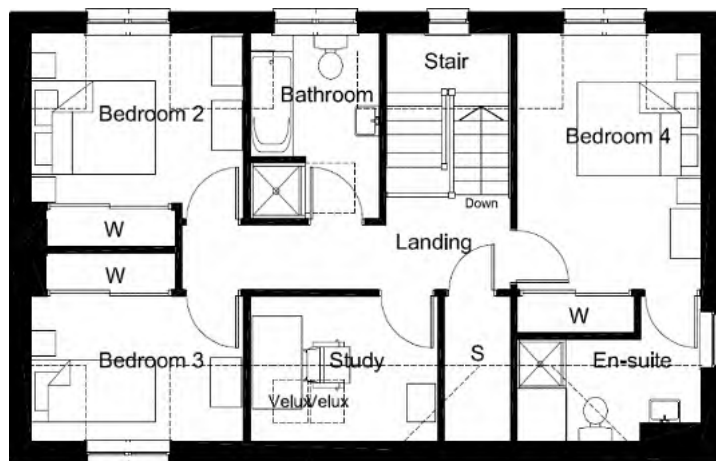


Morven



Ground Floor

Floor Area	175.8m ²
Frontage	11.4m
Dining	3.6m x 4.0m
Accessible WC	1.9m x 2.0m
Kitchen	3.0m x 4.0m
Lounge	4.5m x 2.4m
Bedroom 1	3.2m x 2.4m
Utility	2.1m x 2.1m
Garage	6.0m x 3.6m
Bedroom 2	3.4m x 2.8m
Bedroom 3	3.4m x 2.4m
Bathroom	2.1m x 3.0m
Study	3.0m x 2.4m
Bedroom 4	3.0m x 4.1m
En-suite	3.0m x 1.4m



First Floor



Brodie

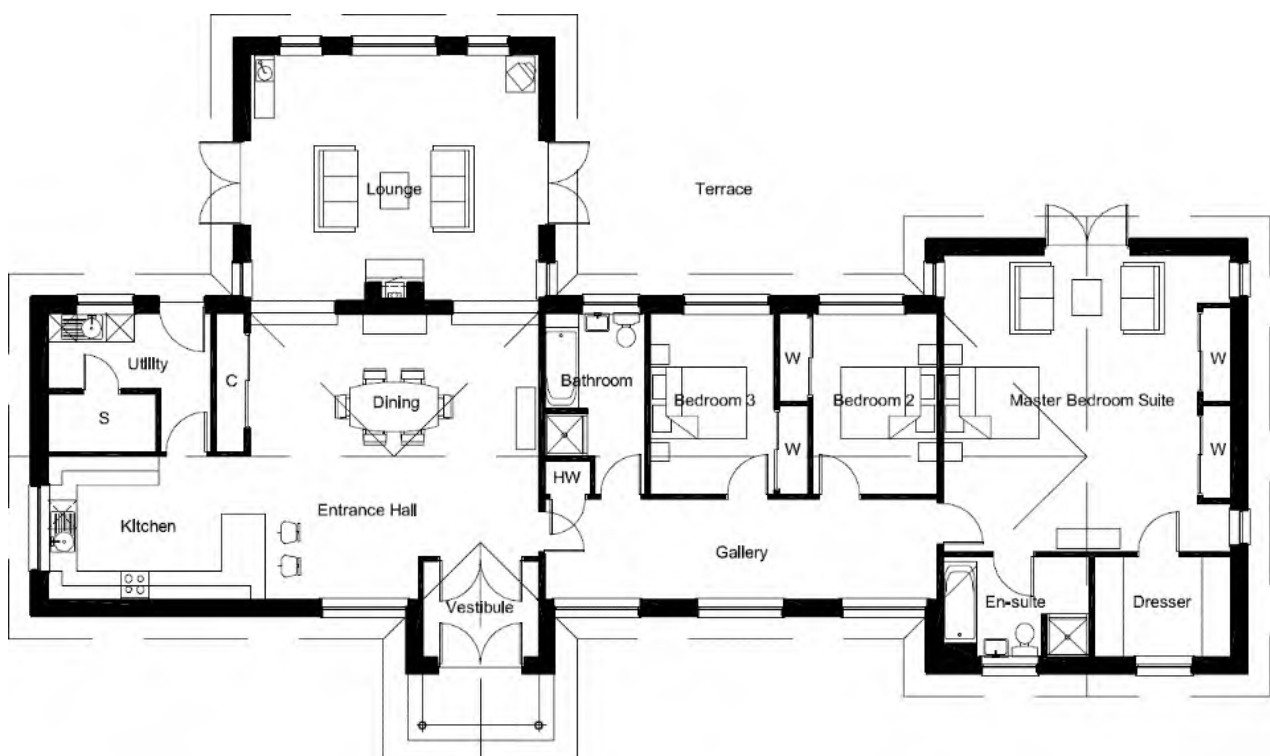


Floor Area	146.3m ²
Frontage	18.6m
Lounge	6.0m x 4.1m
Kitchen	3.0m x 4.0m
Dining	3.0m x 4.0m
Utility	4.1m x 1.9m
WC	1.9m x 1.9m
Bathroom	1.9m x 2.6m
Master Bedroom	4.0m x 3.4m
En-suite	1.9m x 3.2m
Bedroom 1	4.7m x 2.6m
Bedroom 2	4.7m x 2.6m

Eilean Donan



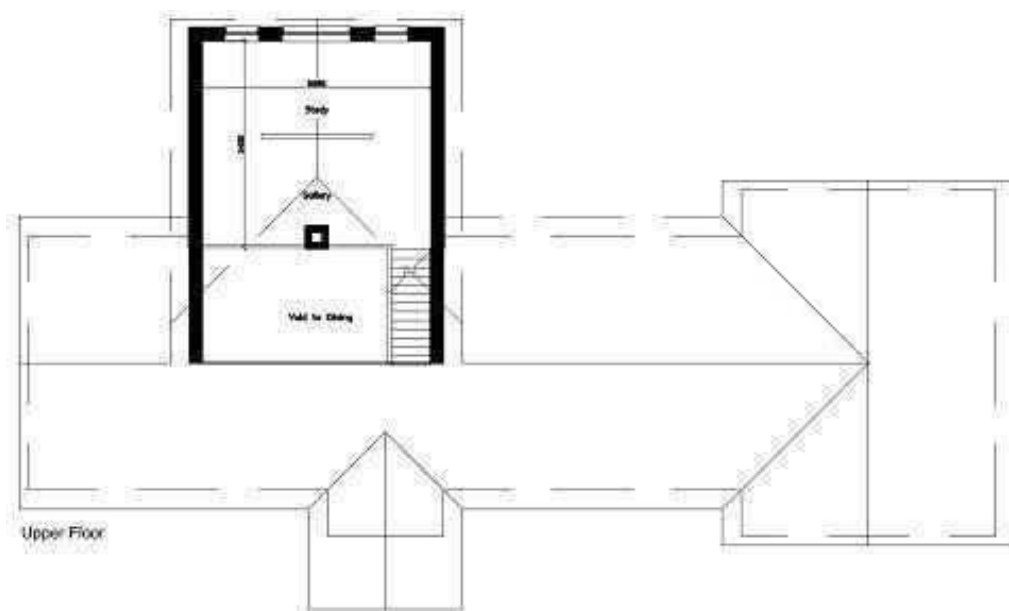
Floor Area	196.6m ²
Frontage	25.2m
Lounge	6.0m x 5.4m
Kitchen	7.7m x 3.0m
Dining	3.0m x 5.4m
Utility	3.4m x 1.6m
Master Bedroom	6.0m x 6.2m
En-suite	3.0m x 2.1m
Dressing	2.8m x 2.1m
Bedroom 2	2.6m x 3.8m
Bedroom 3	2.6m x 3.8m
Bathroom	2.1m x 3.0m



Cawdor



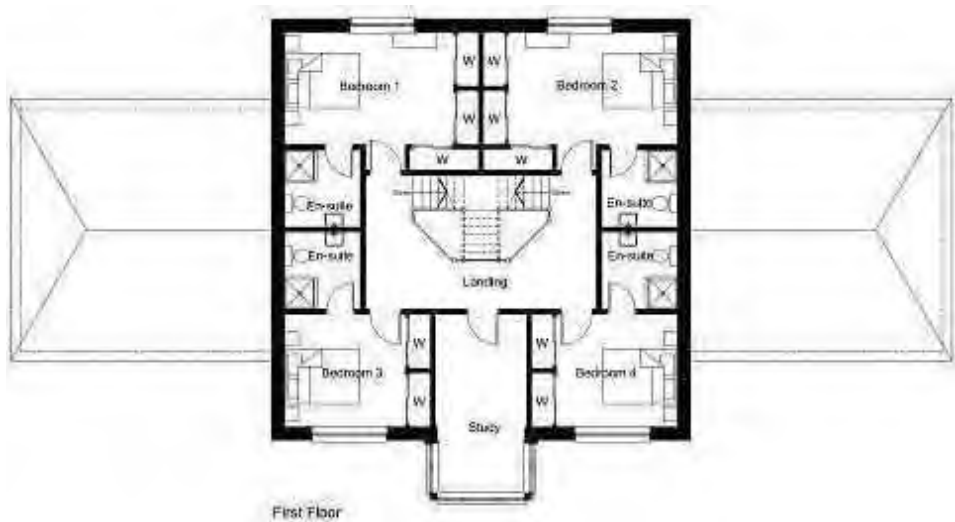
Floor Area	228.9m ²
Frontage	25.2m
Lounge	6.0m x 5.4m
Kitchen	7.7m x 3.0m
Dining	3.0m x 5.4m
Utility	3.4m x 1.6m
Master Bedroom	6.0m x 6.2m
En-suite	3.0m x 2.1m
Dressing	2.8m x 2.1m
Bedroom 2	2.6m x 3.8m
Bedroom 3	2.6m x 3.8m
Bathroom	2.1m x 3.0m
Gallery	6.0m x 5.4m



Balmoral



Floor Area	319.5m2
Frontage	25.2m
Sitting Room	6.6m x 6.0m
Family	3.4m x 3.1m
Kitchen	5.3m x 3.8m
Dining	5.3m x 3.8m
Utility	2.1m x 3.5m
Accessible WC	2.1m x 2.1m
Bedroom 1	4.7m x 3.1m
En-suite	2.1m x 2.1m
Bedroom 2	4.7m x 3.1m
En-suite	2.1m x 2.1m
Bedroom 3	3.3m x 3.1m
En-suite	2.1m x 2.1m
Bedroom 4	3.3m x 3.1m
En-suite	2.1m x 2.1m
Bedroom 5	3.4m x 3.1m
Study	2.5m x 4.9m
Double Garage	6.6m x 6.0m

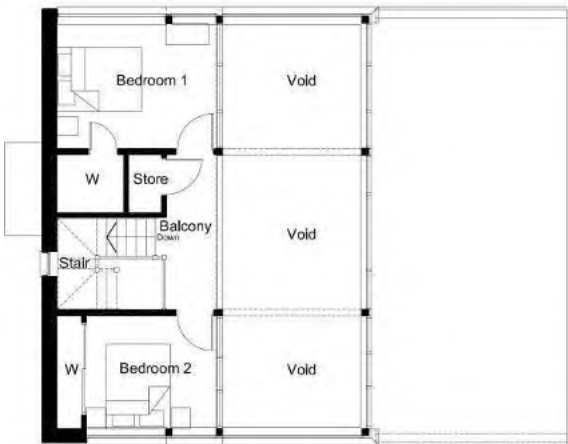


Contemporary Eco House



Ground Floor

Floor Area	137.7m2
Frontage	7.6m
Kitchen	3.8m x 3.0m
Dining/sunroom/lounge	3.4m x 9.6m
Accessible bathroom	2.6m x 2.6m
Bedroom 1	3.8m x 2.9m
Bedroom 2	3.1m x 2.7m



First Floor



Open Plan Eco House



Ground Floor



First Floor

Floor Area	140.6m2
Frontage	9.0m
Lounge	3.0m x 4.5m
Kitchen	2.7m x 3.4m
Dining	3.0m x 2.7m
Sunroom	2.2m x 2.9m
Utility	1.9m x 2.2m
Bedroom 1	3.0m x 4.1m
Bedroom 2	3.0m x 4.0m
Bedroom 3	3.0m x 2.9m
Bathroom	3.0m x 3.1m

Dual Aspect Eco House



Ground Floor



First Floor

Floor Area	157.8m ²
Frontage	10.2m
Lounge/dining	9.6m x 3.8m
Kitchen	4.3m x 2.8m
Sunroom	3.6m x 1.2m
Utility	1.9m x 2.2m
Bedroom 1	3.6m x 3.8m
Bedroom 2	2.9m x 4.2m
Bedroom 3	4.9m x 2.8m
Bathroom	3.2m x 2.8m

Compact Eco House



Ground Floor



First Floor

Floor Area	129.8m ²
Frontage	9.0m
Lounge	3.0m x 4.5m
Kitchen/Diner	3.0m x 3.3m
Dining	3.1m x 2.7m
Sunroom	2.2m x 2.7m
Bedroom 1/Study	3.0m x 3.8m
Bedroom 2	3.0m x 4.1m
Bedroom 3	3.0m x 2.7m
Bedroom 4	3.0m x 3.1m
Bathroom	3.0m x 2.8m

Legal Information



Disclaimer

This brochure is for illustrative purposes only. Artist's impressions may show features, which are not part of our standard kit package but should be available, as an optional extra, from either us or your builder. Floor areas and all other sizes are stated in metres ($1\text{m}^2 = 10.75\text{ft}^2$ & $1\text{m} = 3.25\text{ft}$). They are approximate and for guidance only. Room sizes exclude full width wardrobes.

Whilst every care has been taken during the compilation of this brochure, variations may occur. It neither constitutes nor forms any part of a contract. All contracts are subject to individual quotations, drawings and specifications.

We reserve the right to modify the design and or specification of any house kit, without prior notice, in conformity with our policy of continuous updating and improvement.

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Norscot Self Build Guide



If you're planning to design your own home and working to a limited budget, Norscot offers the following advice:

Layout

Design, is not merely an exercise in creating aesthetic appeal, it must offer a practical and cost effective solution. In the case of timber frame homes, designs should be based on a 600mm matrix, inside the external walls, so as to make best use of sheet materials and suit basic timber frame panel production and roof truss centres. Therefore, main internal spans will typically be 6000 / 6600 / 7200 / 7800mm and so on.

Where attic trusses are to be used the unsupported span should be no greater than 7200mm. In two storey houses the span for first floor joists should not exceed 4200mm. The optimum storey height is 2400mm.

Roofs

Ideally, roof forms should be restricted to lean-to, mono-pitch and duo-pitch styles. Hip-ends and the like are expensive and should be avoided, unless critical to the design concept. Where multi-directional roof layouts are planned, sufficient support must be provided at roof intersections.

The maximum roof pitch should be 45° and within an attic trussed roof, the minimum wall height, at the bottom of the coomb (sloping ceiling), needs to be 1200mm, to be of practical use.

Windows & Doors

Windows and doors can be more or less any style, shape and size. But, individual windows / screens should be restricted to a maximum overall size of 3m in any direction, to limit wind movement. However, windows can be joined to produce larger glazed areas. Up stair windows will need to provide adequate means of escape, in the case of fire, and be cleanable from the inside. At least one external door will need to provide wheelchair access.

Bay windows may add aesthetic appeal but they are disproportionately expensive for the practical benefits derived. Consequently, they should be used sparingly and square bays are preferable to angled bays.

Dormer windows, like bay windows, may add aesthetic appeal but they are extremely expensive in relation to the additional floor area provided. Moreover, they will give rise to medium / long-term maintenance liabilities. Here again, they should be used sparingly.

Dormer windows are supported on multi-ply girder roof trusses. So, to keep cost to a minimum, dormers occurring on opposite sides of the roof should be positioned directly opposite each other. 'Velux' roof windows are much cheaper than dormer windows.

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Staircases

Where attic trusses are employed stairs should run parallel to and not across the roof trusses and be positioned such that the opening coincides with standard truss spacing's. The Building Standards impose requirements which greatly restrict stair layouts. The optimum layout will be a straight flight, but there must be minimum 2 metre headroom above the stairs and associated landings.

Internal Doors

To accommodate wheelchair access, internal doors must be a minimum 826mm wide and corridors a minimum 1050mm wide. Upstairs, in one and a half storey houses, care should be taken to avoid having to cut doors to suit sloping ceilings. Ideally, wardrobes within rooms in the roof should be positioned parallel to the coomb. Wardrobes at right angles to the coomb may not be able to accommodate a full size door and this makes access (over the full width of the wardrobe) awkward.

Obviously, this guidance is less relevant if cost is less of an issue. But, it is still worth remembering that the bigger the house the greater the cost. Initially, self-builders often plan far more space than they actually need. When deciding on layout you need to be realistic in your ambitions. Typically, a new house will cost about £1250 for every square metre of floor space provided, for a full build.

A Look Into The Future!

The biggest changes are going to revolve around the Climate Change (Scotland) Act 2009 which sets an interim target of a 42% reduction in greenhouse gas emissions (compared to 1990) by 2020, and an 80% reduction target for 2050, with annual targets set in secondary legislation

U-values and airtightness for the building fabric are required to be improved over these periods and will necessitate the use of mechanical ventilation with heat recovery.

In reality, this means south facing elevations of houses will need large areas of glass, to harvest heat from the sun, solar thermal roof panels for water heating and solar photovoltaic (PV) roof panels to produce electricity. Other renewable energy features will need to be provided too, such as ground/air source heat pumps and wind turbines.

The ideal building form will be a two storey rectangular box, with large areas of glass on the south elevation and the least number of small windows on all other elevations. Houses will need to be airtight and highly insulated. The ultimate design will produce a 'passive' house, requiring no heating, except for a wood burning stove or similar in the sitting room. The outcome will be houses which are more expensive to build but very cheap to run.

Norscot's ECO Wall system greatly exceeds the current building standards for U-values and air tightness and is a large step towards meeting the above targets. If matched with more efficient heating systems and renewable energy systems you would have a home fit for the future.

To assist calculate budget costs please see Norscot Self Build Costing Sheet at back of brochure.

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Norscot Bespoke Design Service



Many house hunters looking to build their own home believe that whatever they see in a house kit brochure is all that is available. This may be true, in the case of some timber frame house kit manufacturers, but is certainly not true in the case of Norscot.

Norscot has it's own in-house design team. And, whether you just want to make alterations to one of our standard designs or want to create your own 'Grand Design', we are here to advise and guide you through the whole process, from inception to completion. We specialise in self-build projects and have completed over 900 to date.

We have been designing and manufacturing timber frame house kits for over 35 years. Although best known for our 'Highland Cottage' range, designed specifically for the countryside, we have always been able to meet customer aspirations, whatever and wherever they wish to build.

In a sense, our current house design portfolio is little more than a collection of ideas, intended to fire your imagination and show what is possible. If you like what you see, that's great. It means we're already on the same wavelength! In reality, your options are endless and usually only limited by budgetary constraints.

Design team members include a senior architect, a quantity surveyor and timber frame technologists. Together they provide an extensive knowledge bank relating to house design and construction. This combination of skill and experience, in some instances spanning over 45 years, is probably unique among timber frame manufacturers. It ensures all our designs are not only good to look at but also provide excellent value for money.

An early piece of advice we must offer is, don't get too fixed about your idea of the dream house until you have a site. The design of any house should reflect individual site features. For example, you will want to maximise the benefits of sunlight in dayrooms and maybe capture a particular view from certain rooms. And, of course, the house has to suit its setting.

Any of our standard designs can be mirrored, flipped, turned in any direction, extended and adapted, if this makes them more suitable. But, it may be necessary to start with a blank canvas, to ensure the design is fit for purpose. Whatever your requirements, our design service is offered free of charge, as part of our timber frame kit packages. All we ask is that you enter into a simple design agreement with us.

So, whatever stage you're at, please get in touch. The earlier we are involved, the more likely your project will be a success. Just give us a call on 01955 641303 for an initial chat or to arrange an introductory meeting. That's your first small step to joining the many hundreds of people living happily in a Norscot home.

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Important Notice



Building a house is probably the biggest investment you will make. Due to the speed of erection and high levels of insulation, most houses built in Scotland are of timber frame construction. Unfortunately, the timber frame industry is littered with 'cowboys'. To protect your investment you must ensure you buy from a reputable supplier. By completing the following simple questionnaire you will avoid making an expensive mistake:-

Does your proposed timber frame supplier -	Yes	No
1. Have a quality assurance system accredited to the internationally recognised ISO 9001 standard?	☐	☐
2. Belong to TRADA (Timber Research And Development Association) and STA (Structural Timber Association – Silver Assure Member)?	☐	☐
3. Employ an independent structural engineer, with experience in timber frame construction, to certify it's designs?	☐	☐
4. Have an in-house Computer Aided Design (CAD) facility to ensure dimensional accuracy and provide detailed working drawings?	☐	☐
5. Manufacture all timber frame components in a modern high-tech factory environment to ensure production quality?	☐	☐
6. Only use the very best strength graded and kiln dried timber in frame construction, to ensure structural and dimensional stability?	☐	☐
7. Use the superior Euro class of timber (45 x 145mm) rather than CLS (38 x 139mm), thereby providing wall panels which have more than 25% extra timber?	☐	☐
8. Store all structural timber under cover in a temperature controlled environment to maintain the correct moisture content?	☐	☐
9. Only use BBA approved OSB wall sheathing and roof sarking to ensure rigidity in design?	☐	☐
10. Manufacture its own high-performance windows and doors to provide you with a totally integrated house kit package?	☐	☐

NORSCOT does, but if your proposed timber frame supplier answers NO to any of these questions your investment could be at risk. Nobody offers a better or more comprehensive timber frame package than **NORSCOT**. Remember, you may well want to sell your house one day. If you do not use a reputable Supplier, the value of your home may be reduced.

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Norscot Bespoke Design Service



DETAILED COSTING OF SELF-BUILD PROJECT FOR NEW HOUSE

As specialists in the supply and erection of timber frame house kits to self-builders we aim to be of assistance throughout the project.

This form is designed to help you calculate the total cost of your project. Everyone has heard of the 'hidden costs' incurred in building but, by using this form and doing some preliminary investigation, it is possible to reduce, if not eliminate, unforeseen costs. Hopefully, this form will point you in the right direction.

N.B. Not all the items listed below will necessarily pertain to your individual project. Write 'NIL' against items that do not apply.

SITE/PRELIMINARY COSTS	£	Notes
Building plot/right of way for access		
Solicitors fees in purchasing building plot		
Site investigation e.g. trial bore holes/pits, percolation test		
Surveyor's fee in preparing site plan, etc.		
Planning application/advertising fees/developer contributions		
Building Warrant application/percolation test fees		
Mortgage lender valuation fee(s) / bridging loan costs		
Access road to plot including surfacing and drainage		
Other (state):		
TOTAL Site/Preliminary Costs (to summary overleaf)		

SERVICES - MAINS CONNECTION FEES/SUPPLY COSTS	£	Notes
<i>NB Includes cost of all works up to outside wall of house</i>		
Water (including building water for the works)		
Electricity		
Gas (Mains / LPG)		
Drainage (Mains/Septic Tank/Reed Bed/Private Treatment Plant)		
Telephone		
TOTAL Services Cost (to summary overleaf)		

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HOUSE BUILDING COSTS	£	Notes
Foundations and under building to d.p.c. level		
Norscot basic kit package including delivery		
Norscot kit erection service (wind & watertight)		
External wall around kit		
External rendering / cladding		
Roof tiling / slating. Type -		
Internal joiner work in fitting out and finishing		
Kitchen / Utility units and appliances including sink(s)		
Plumbing including rainwater goods and leadwork		
Bathroom / Shower Room / Cloakroom Sanitaryware		
Central heating. Type -		
Fireplace, chimney and fire / stove		
Electrical work including smoke alarm(s) and external lighting		
Taping, filling and decoration		
Wall / floor tiling		
Other (state):		
TOTAL House Building Costs (to summary below)		

EXTERNAL WORK COSTS	£	Notes
Driveway/turning space including surfacing		
Boundary/screen walls and/or fencing		
Steps, platts, paths and patio paving		
Gas/oil storage tank base/support/bund, etc.		
Dustbin enclosure/clothes drying poles/drier		
Landscaping/trees & planting (if planning condition)		
Other (state):		
TOTAL of External Work Costs		

SUMMARY OF COSTS	£	Notes
Site / preliminary costs		
Services costs		
External works costs		
House building costs		
Contingency		
TOTAL COST OF PROJECT		

