

DH
DRUMMOND HILL

One exceptional place to live.
37 opportunities.

Drummond Hill

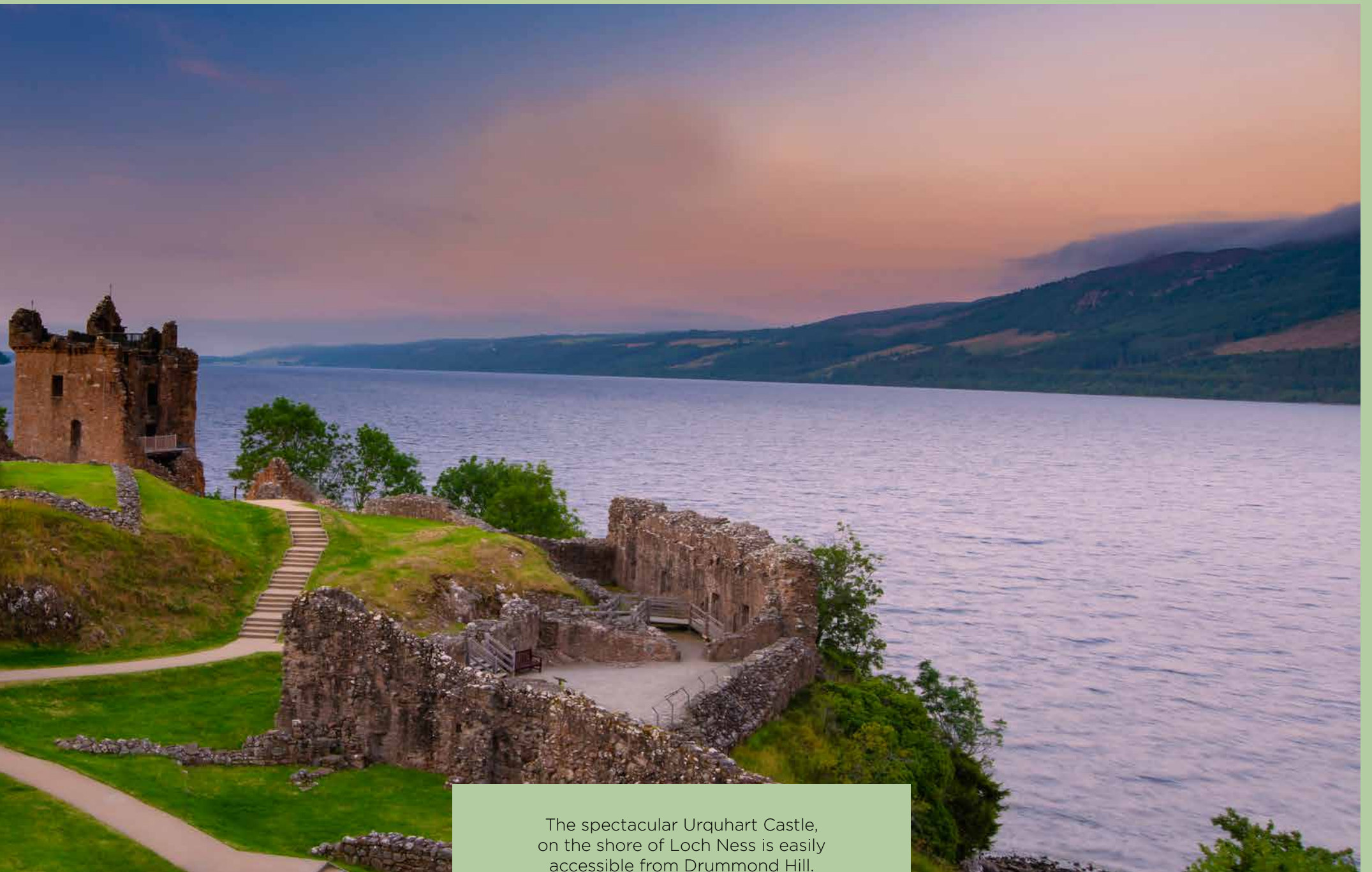
An outstanding Victorian manor house with superb character, situated within the expansive grounds of the Drummond Hill estate, in the Highland capital of Inverness, featuring beautifully landscaped gardens, a tree lined avenue and mature woodlands.

The imposing Victorian mansion house was originally constructed in the late 19th Century in 1886 for the local Inverness solicitor William Burns and his wife, where a marriage stone sits above the main entrance door. It is thought the house was designed by the prominent Inverness Architect, Alexander Ross.

The mansion house, together with the original charming gatehouse are Category B listed buildings.

Drummond Hill is an exceptional estate, comprising the sympathetic conversion of the stately home into six unique apartments, retaining the splendour of the property's many period features, including imposing fireplaces, ornate cornicing, oak panelling and the grandeur of the original oak staircase.





The spectacular Urquhart Castle, on the shore of Loch Ness is easily accessible from Drummond Hill.

Introducing ... The Collections at Drummond Hill

Inspired by nature, Drummond Hill comprises six individual collections.



The Birdhouse Collection

Twelve luxury new apartments, nestled within the tree-lined grounds of Drummond Hill.



The Orchard Collection

Three delightful cottages set within mature woodlands within vast green space.



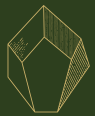
The Botanic Collection

A beautiful avenue comprising six mews houses with garage and private gardens.



The Rose Collection

Nine grand family homes combine contemporary luxury within the majestic setting of a historic residence.



The Mineral Collection

An exclusive collection of six apartments within the carefully restored, regal Category B listed mansion house.



Cherry Tree House

A truly charming gatehouse set within private gardens, on the edge of the Drummond Hill estate.



Within the midst of this beautiful, lush green space, you will encounter the soundtrack of birdsong and the whispering wind across a canopy of ancient trees.

Award winning development

Drummond Hill by Tulloch Homes has been awarded two 5-star awards at The United Kingdom Property Awards 2023 – a true testament to the quality of homes in this prestigious location.

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DRUMMOND HILL

On Foot

Inverness Leisure Centre - 1.5 miles
Primary School - 0.5 miles
Secondary School - 1.1 miles
Superstore - 1.2 miles
Whin park - 1.3 miles
Ness Islands - 0.8 miles
Caledonian Canal - 2 miles

By Car

Inverness railway station - 2.4 miles
Inverness Airport - 11.1 miles
Eastgate Shopping Centre - 2.6 miles
Loch Ness - 7.1 miles
Eden Court - 2.3 miles
NC500 Start Point: 2.2 miles

THE BOTANIC COLLECTION



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Drummond Hill

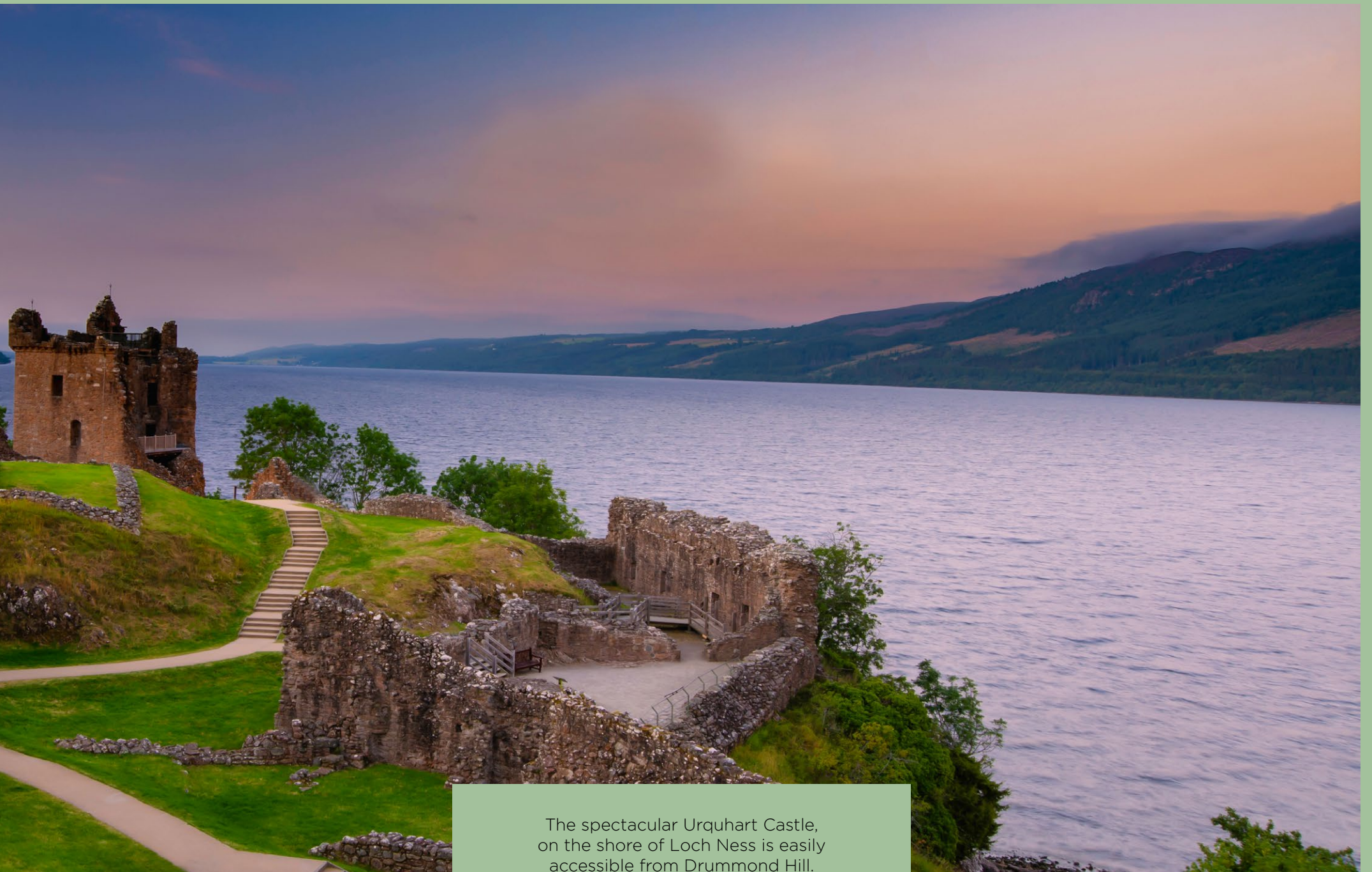
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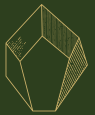
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The Botanic Collection

A remarkable selection of six beautifully appointed mews homes, the Botanic Collection offers truly flexible luxury living.

Located off a tree-lined avenue and set over three spacious floors, these homes have been designed to complement the established woodland they are set amidst and provide extraordinary views of the Drummond Hill grounds and surrounding flora and fauna.

Close to local amenities but with access to the expanse of the Highland countryside, the Botanic Collection offers an opportunity to experience contemporary living in a unique setting.







The Botanic Collection

Plot 13: Juniper Mews House

Plot 18: Angelica Mews House

Ground floor

Family room/Bedroom 3	3.60m x 3.47m / 12.4m ²
Utility	2.90m x 2.25m / 6.5m ²
Shower room	1.90m x 2.47m / 4.7m ²

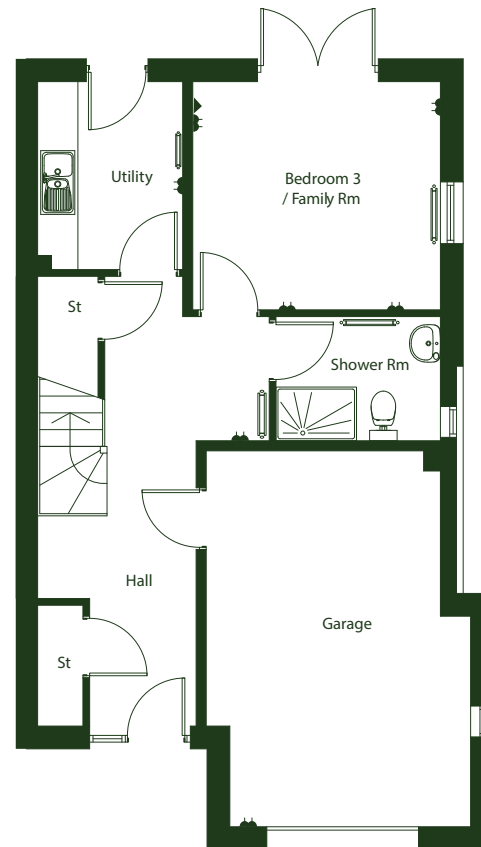
First floor

Kitchen/Dining	5.95m x 4.70m / 23.7m ²
Lounge	6.50m x 6.41m / 31.3m ²

Second floor

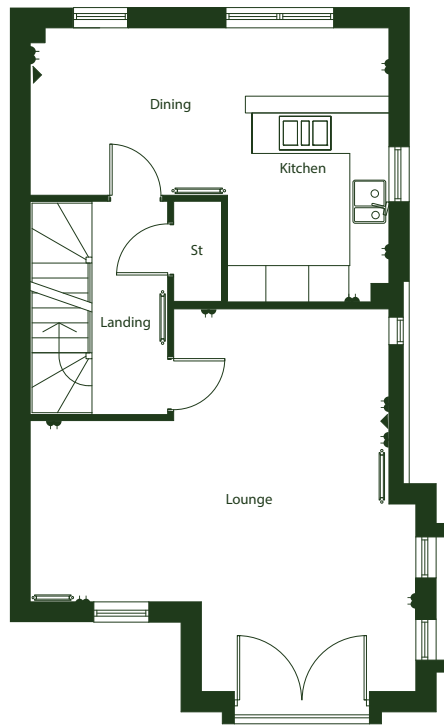
Bedroom 1	4.17m x 3.57m / 17.0m ²
Ensuite	2.32m x 2.25m / 5.2 m ²
Bedroom 2	3.57m x 3.19m / 12.2 m ²
Bedroom 4	3.09m x 2.76m / 8.0m ²
Bathroom	2.79m x 2.27m / 6.4m ²

170sqm / 1830ft²

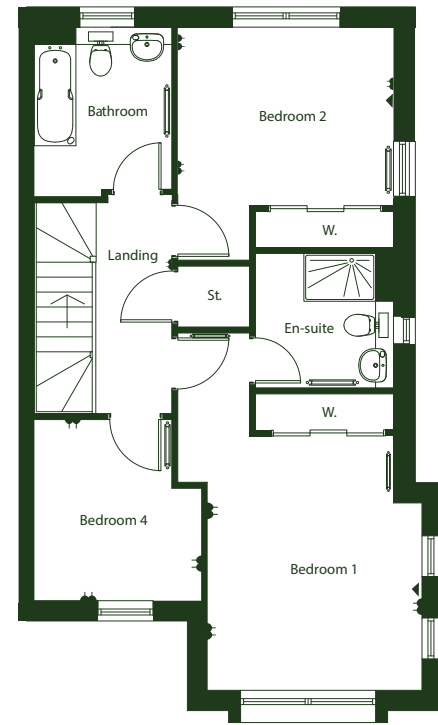


Ground Floor





First Floor



Second Floor





The Botanic Collection

Plot 14: Thistle Mews House
Plot 17: Heather Mews House

Ground floor

Family room/Bedroom 3 3.60m x 3.47m / 12.4m²
Utility 2.90m x 2.25m / 6.5m²
Shower room 1.90m x 2.47m / 4.7m²

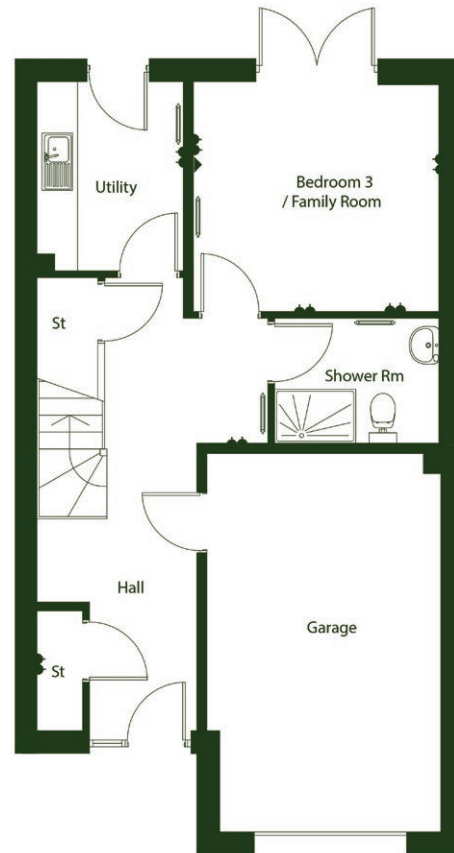
First floor

Kitchen/Dining 5.95m x 4.70m / 23.7m²
Lounge 5.97m x 5.06m / 25.4m²

Second floor

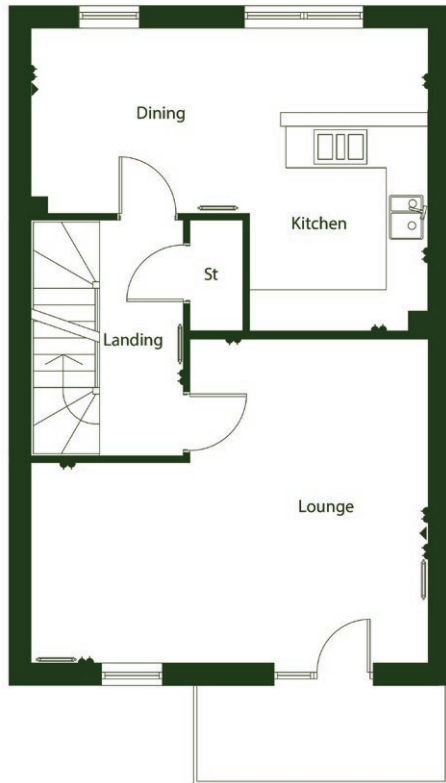
Bedroom 1 4.34m x 3.40m / 16.8m²
Ensuite 2.92m x 1.50m / 4.38 m²
Bedroom 2 3.39m x 2.87m / 12.2 m²
Bedroom 4 3.09m x 2.30m / 7.1m²
Bathroom 2.42m x 2.17m / 5.2m²

157sqm / 1690ft²

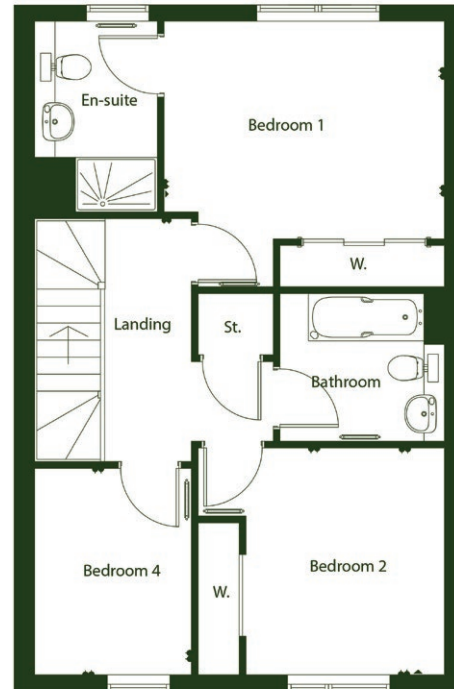


Ground Floor





First Floor



Second Floor





The Botanic Collection

Plot 15: Hawthorn Mews House

Plot 16: Mulberry Mews House

Ground floor

Family room/Bedroom 3	3.60m x 3.47m / 12.4m ²
Utility	2.90m x 2.25m / 6.5m ²
Shower room	1.90m x 2.47m / 4.7m ²

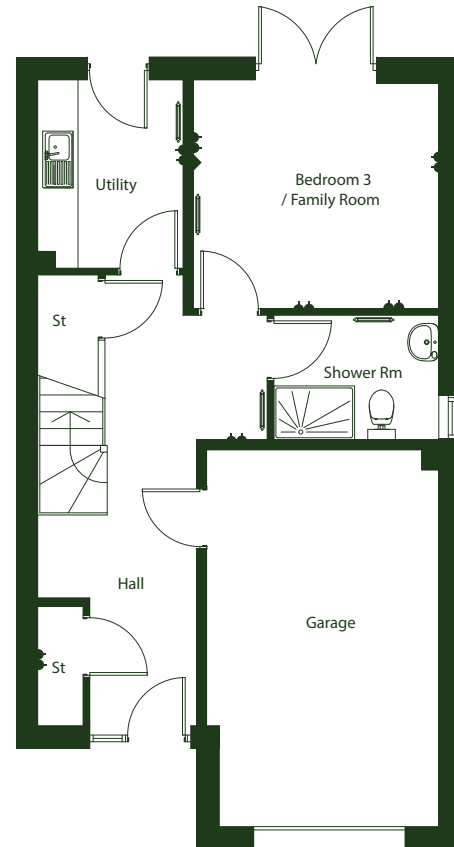
First floor

Kitchen/Dining	5.95m x 4.70m / 23.7m ²
Lounge	5.97m x 5.06m / 25.4m ²

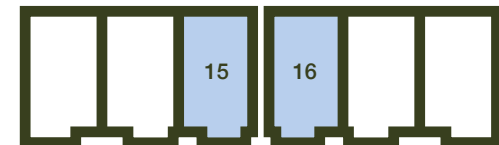
Second floor

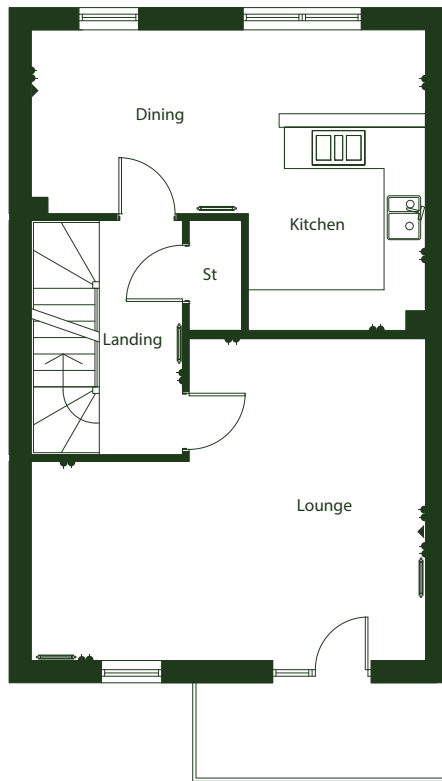
Bedroom 1	4.34m x 3.40m / 16.8m ²
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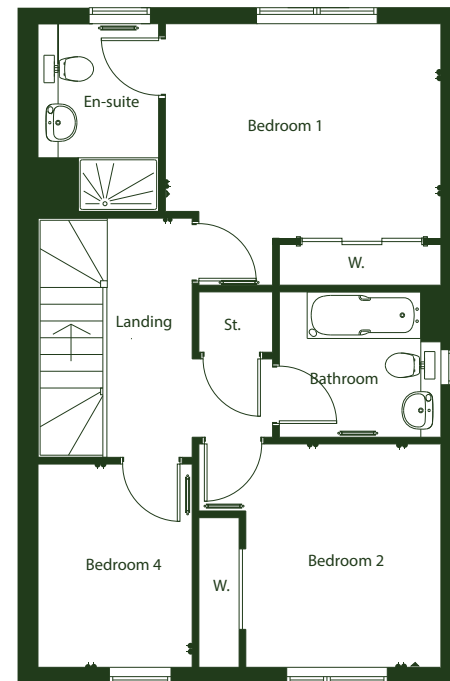


Ground Floor





First Floor



Second Floor



With four flexible bedrooms situated over three storeys, each mews home in the Botanic Collection elevates choice.

Accessed through the entrance hallway, the ground floor incorporates a spacious double bedroom featuring French doors that lead to the rear garden which is encompassed by the lofty woodland of Drummond Hill. Allowing you to merge the indoors with the outdoors, it also creates a flexible social space that would make a wonderful family room.

The ground floor is completed by a shower room, handy utility room and access to the integrated garage.

The first floor presents a substantial and stylish lounge enjoying either a walk-out balcony or a Juliet balcony. Forming the heart of the Botanic Collection home, from this vantage point you can enjoy the views and splendour of the historic Drummond Hill mansion house.

The luxurious lounge is complemented by an extensive open plan kitchen/dining room designed by premium kitchen designers Ashley Ann and features a breakfast bar, creating the perfect space for informal dining and entertaining.

The kitchen is complete with a selection of integrated Siemens appliances including an induction hob with integrated ventilation system, fridge freezer, dishwasher, and Franke instant hot/cold/boiling water tap.

The primary bedroom with en suite and two further bedrooms are located on the second floor. Double windows allow light to flood into the primary bedroom and provide beautiful views out to the extensive greenery. Additionally, the second floor features a large family bathroom with a bath and overhead rainfall shower.





The luxurious lounge provides the perfect space to relax and unwind, entertain friends or to enjoy the views from the balcony of the historic mansion house and grounds of Drummond Hill.

PHASE 1

THE ROSE COLLECTION



Nine grand family homes combine contemporary luxury within the majestic setting of a historic residence.

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Drummond Hill

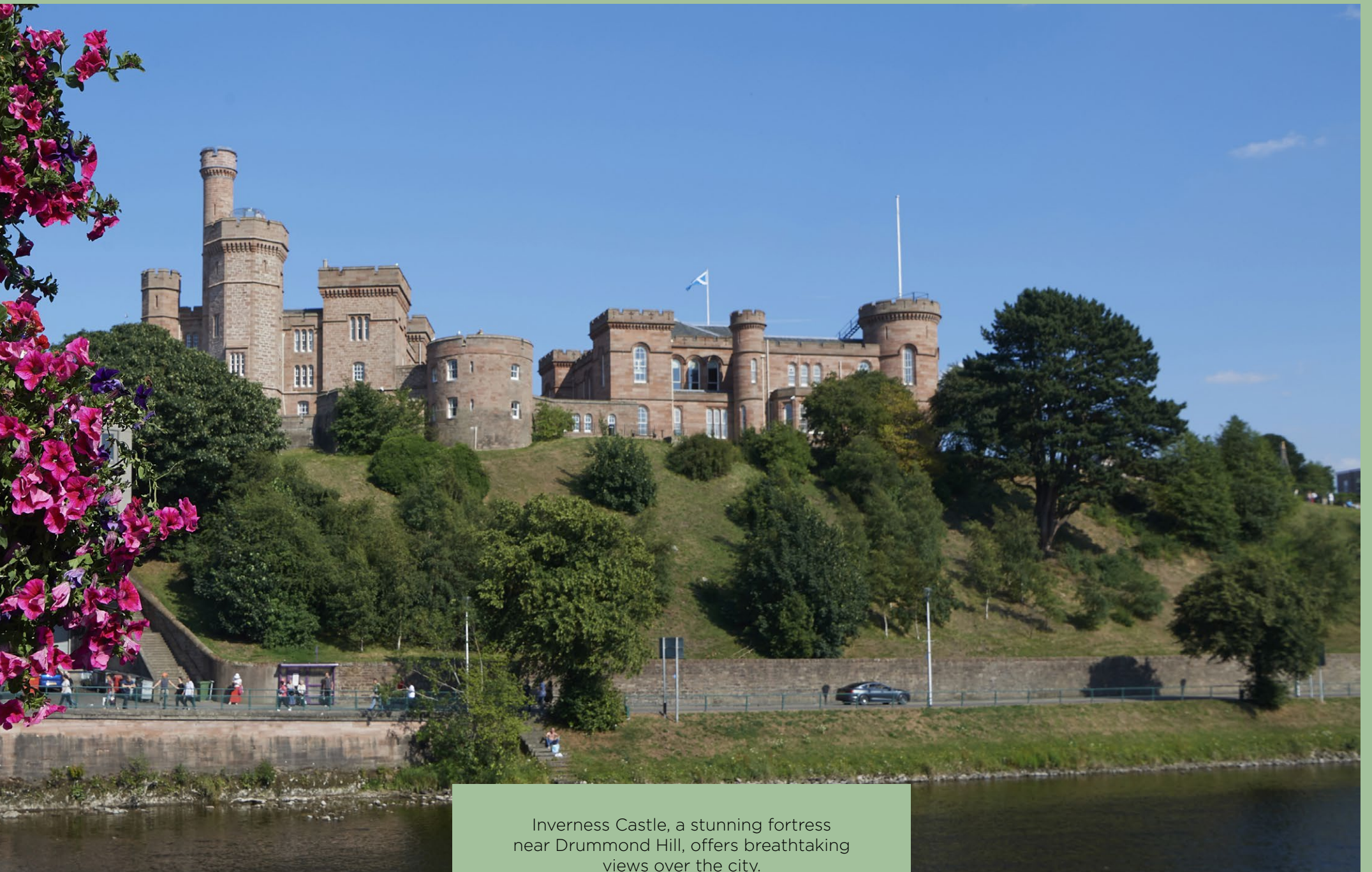
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Inverness Castle, a stunning fortress near Drummond Hill, offers breathtaking views over the city.

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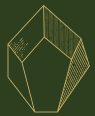
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The Rose Collection

This collection of nine superb grand family homes offers a phenomenal opportunity to live in luxury and elegance, surrounded by the extraordinary views of the Drummond Hill grounds.

Awash with natural light that pours in through the French doors, these stunningly appointed homes have been designed with luxury in mind, with beautiful kitchens designed by prestigious Ashley Ann, complimented by a range of integrated Siemens appliances.

Located close to the picturesque Highland countryside, these impressive homes offer proximity to striking natural scenery, while remaining close to local amenities offered by the vibrant city of Inverness, providing a contemporary living experience like no other.







The Rose Collection: Grand Family Home – Type A

Plot 8: Alexandra House
Plot 12: Dunwich House

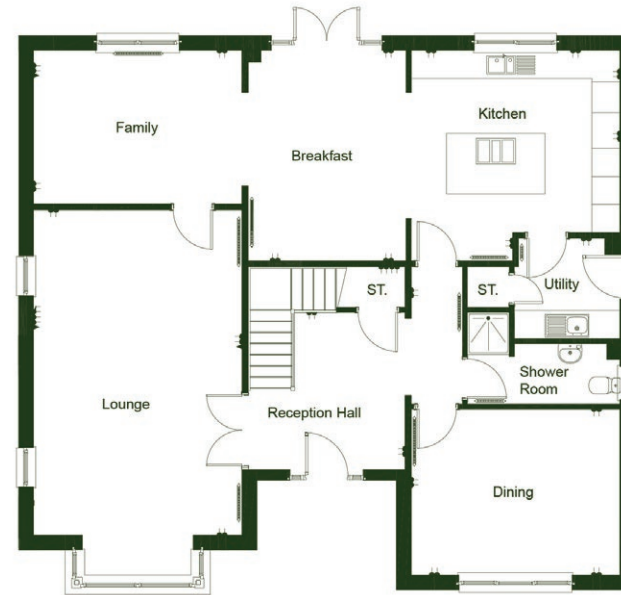
Ground floor

Lounge	6.96m x 4.48m / 33.29m ²
Dining	4.48m x 3.55m / 15.98m ²
Kitchen	4.50m x 4.48m / 18.75m ²
Breakfast	4.50m x 3.39m / 15.26m ²
Family	4.48m x 3.29m / 14.71m ²
Utility	2.27m x 2.14m / 4.86m ²
Shower Room	3.27m x 1.30m / 4.25m ²

First floor

Bedroom 1	4.48m x 3.17m / 16.81m ²
En suite	2.69m x 2.02m / 5.43m ²
Bedroom 2	4.48m x 3.42m / 16.86m ²
En suite	2.47m x 1.51m / 3.73m ²
Bedroom 3	4.48m x 3.17m / 14.19m ²
Bedroom 4	3.77m x 3.30m / 11.66m ²
Bedroom 5	3.38m x 2.98m / 10.07m ²
Bathroom	3.42m x 3.17m / 10.84m ²

261m² (2799 sq ft)



Ground Floor



First Floor

Grand Family Homes - Type A

Each of the luxurious five-bedroom benefits their stunning surroundings, offering bright and thoughtfully arranged family living.

Upon entering, natural light fills the reception hall through its double doors, leading to the exceptional front aspect lounge, where bay windows merge the beauty of Drummond Hill with the inside of the home.

An open-plan kitchen flows into a breakfast and family room, a perfect space for gatherings and entertaining friends and family. Curated by designers Ashley Ann, this open and elegant kitchen forms the heart of the home, complimented by integrated Siemens appliances and a stunning island. French doors complete the space and allow for access to the private rear garden, overlooking the greenery and native trees.

Just off the kitchen is a utility room, with a partially glazed door forming the home's side entrance. This well accommodated ground floor also benefits from a formal dining room to the front of the property along with a shower room. Outside, each home features a spacious detached double garage with automatic door, complimenting the contemporary style of the home.

At the top of the natural oak stair are the bedrooms; the primary bedroom offers the tranquil haven of a walk-in dressing room, and a luxurious en suite featuring crisp sanitary ware including a bath and separate rainfall shower. From the bedroom, the large windows provide views over the rear garden and allow the natural light to flow in, providing a peaceful space to unwind.

The guest bedroom benefits from an en suite shower room and fitted wardrobes in a choice of beautiful finishes. Two of the bedrooms feature Juliet balconies, offering an opportunity to revel in the gorgeous surroundings from the comfort of home.

Also upstairs is the family bathroom, which boasts a separate bath and shower and stylish wall hung vanity units.



Grand Family Home - Type A



Open plan kitchen designed by Ashley Ann forms the heart of the home.



Front aspect lounge awash with natural light through its bay windows.



Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Siemens appliances including:
 - Stainless steel oven
 - Stainless steel compact oven with microwave function
 - Induction hob with integrated ventilation system
 - Warming drawer
 - Automatic coffee machine
 - Fridge
 - Freezer
 - Dishwasher
- Choice of under mounted composite granite 1.5 bowl or under mounted stainless-steel Franke 1.5 bowl
- Franke instant hot/cold/boiling water tap
- Sensio above and under wall-unit lighting
- Island plinth lighting

Utility Room

- Stainless steel inset sink with single bowl
- Square edged worktop with matching upstand
- Siemens washing machine with 8kg capacity, 1400 rpm with anti-vibration design and reload function
- Siemens condenser tumble dryer

Shower Room/WC

- Contemporary sanitary ware from the Ideal Standard range:

- Wash hand basin with single tap hole and full pedestal, with basin mixer and clicker waste
- Close coupled WC and cistern with push button flush
- Mira Décor dual electric shower complete with fixed rain shower head and pole mounted shower head
- Shower tray with pivot door and screen
- Ceramic tiling to dado height throughout and full height around shower, finished with chrome tile trim
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard range:
 - Two drawer wall hung vanity unit with basin, and basin mixer with clicker waste
 - Wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
 - Double ended rectangular bath, with concealed bath filler and waste
 - Rain shower head and pole mounted shower head
 - Shower tray with slider door and screen
- Ceramic wall tiling to dado height throughout and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

En suites

- Contemporary sanitary ware from Ideal Standard range:
 - Two drawer wall hung vanity unit with basin, and basin mixer with clicker waste
 - Wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
- Double ended rectangular bath with concealed bath filler and waste in main ensuite
- Rain shower head and pole mounted shower head
- Shower tray with slider door and screen
- Ceramic wall tiling to dado height throughout and full height above bath/around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Electrics and Connectivity

- CAT 6 connections – with points in lounge and bedrooms to allow connection to satellite TV/streaming services. No satellite or coaxial aerial point is provided. Please note a subscription may be required for streaming services.
- USB double socket in kitchen and lounge
- Sensio Pod pop up 3 power sockets and 2 USB ports in aluminium in kitchen
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)

- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Downlighters installed, where applicable
- Crabtree low profile polished chrome finish electric fittings with black inserts in kitchen, lounge and hall downstairs
- Crabtree low profile white electric fittings throughout upstairs

Internal Finishes and Decoration

- Castalla Viena pre-finished oak pass doors
- Castalla Viena pre-finished oak door with 3 light glazing, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch with access ladder providing loft access
- Walls finished with soft matt emulsion in white
- Ceilings finished with matt emulsion in white
- Woodwork finished in brilliant white
- Staircase finished with oak spindles and handrail

Fitted wardrobes and Storage

- Choice of bi-fold wood effect doors and sliding mirror wardrobes

- Signature interior shelf package in main bedroom and grey shelf pack and chrome hanging rail to other wardrobes, where applicable
- Storage cupboards on both levels

Security and External Details

- Double rebated composite front door in anthracite with chrome spy viewer and chrome exterior handle
- French doors in PVCu anthracite with multi-point locking system opening onto patio
- Double rebated rear composite door in anthracite in half manor style with chrome handles
- Automatic garage door
- Exterior lights to front and rear
- PVCu double glazed windows in anthracite with white lockable handles
- PVCu cladding system on fascias and soffits in anthracite
- Paving to front door
- Permeable paving on driveway
- Turfed front and rear garden
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas and solar photovoltaic heating



The Rose Collection: Grand Family Home – Type B

Plot 9: Scots House
Plot 10: Burnet House
Plot 11: Briar House

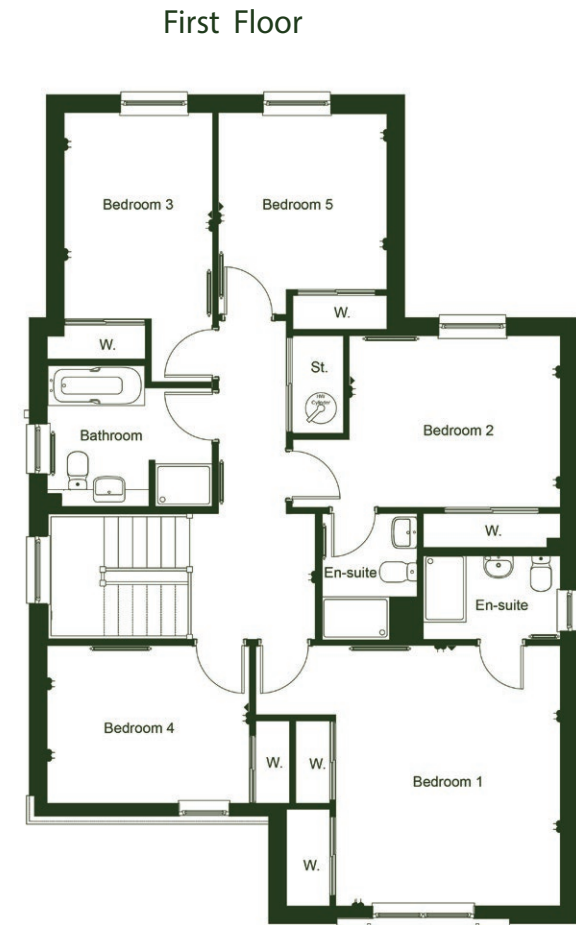
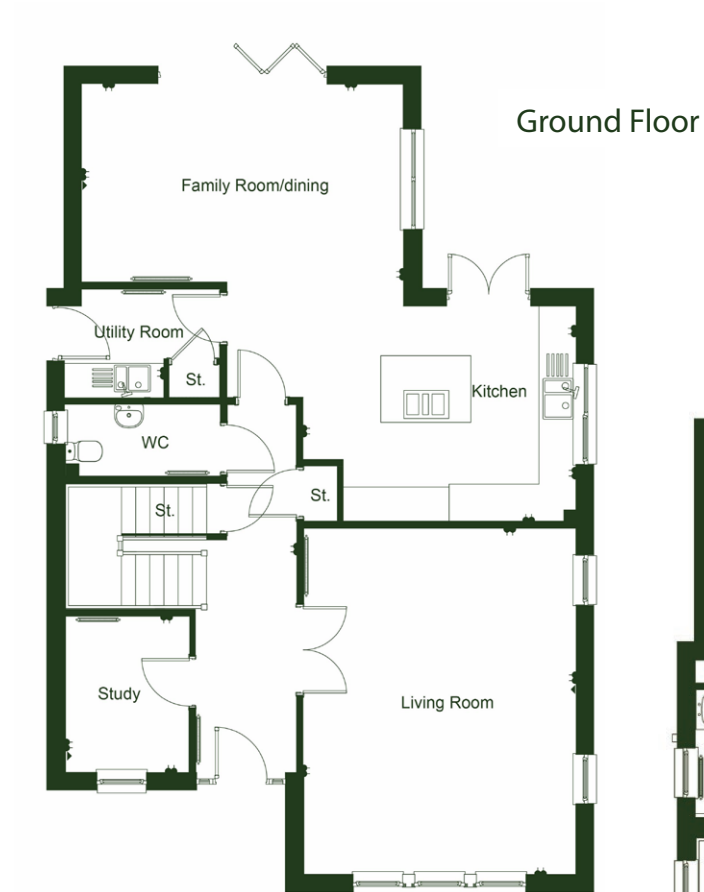
Ground floor

Lounge	6.12m x 4.80m / 29.4m ²
Family/Dining	5.66m x 3.50m / 24.7m ²
Kitchen	4.80m x 3.79m / 16.0m ²
Utility	2.75m x 1.91m / 5.1 m ²
Study	2.75m x 2.20m / 6.0m ²
Cloakroom	2.75m x 1.27m / 3.5m ²

First floor

Bedroom 1	4.57m x 3.94m / 19.7m ²
En suite	2.40m x 1.51m / 3.6m ²
Bedroom 2	4.70m x 3.70m / 12.4m ²
En suite 2	1.69m x 1.47m / 3.4m ²
Bedroom 3	3.63m x 2.60m / 10.6m ²
Bedroom 4	3.55m x 2.77m / 9.8m ²
Bedroom 5	3.10m x 2.96m / 9.7m ²
Bathroom	2.99m x 2.49m / 6.7m ²

210m² (2260 sq ft)



Grand Family Home - Type B

Awash with natural light, these extraordinary five-bedroom family homes are located amid unique surroundings and feature stylish and luxurious touches throughout.

Entering into the hallway, double doors lead to a substantial living room that makes for an ideal location to relax with the family. Across the hall is a study which would be perfect as a home office.

At the rear of the ground floor is the bright, spacious open-plan kitchen-dining room, complete with both bi-fold doors and French doors that lead to the beautiful rear garden. Merging the indoors with the outdoors, it offers a wonderful opportunity to enjoy flexible living at its very finest and makes the most of the exceptional surroundings of Drummond Hill estate.

Inside, the kitchen – supplied and fitted by prestigious designers Ashley Ann – sports an elegant island counter and a range of convenient modern finishing touches. The selection of integrated Siemens appliances includes a coffee machine, warming drawer, dishwasher, and a Franke instant boiling tap.

Bright, spacious and refined, entertaining friends and family is a dream come true in this incredible space, which is made for hosting celebrations to remember. Just off the kitchen-diner is the utility room, featuring a Siemens washing machine and additional storage.

Up the exquisite natural oak staircase, are the five bedrooms, each with their own fitted wardrobes. The main and guest bedrooms offer access to luxurious en suites, each featuring separate showers, chrome towel rails and stylish contemporary fittings.

The main bathroom offers an elegant and peaceful space to unwind, with a double ended bath and rainfall shower to melt away the stress of the day. Complete with ceramic tiling of your choice and sleek wall hung vanity units, this family bathroom provides a tranquil haven to relax.

This exceptional home is completed by detached double garage, with access to the rear garden and patio area.



Grand Family Home - Type B



The main bedroom offers a peaceful space to unwind.



The substantial lounge makes for an ideal location to relax.



Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Siemens appliances including:
 - Stainless steel oven
 - Stainless steel compact oven with microwave function
 - Induction hob with integrated ventilation system
 - Warming drawer
 - Automatic coffee machine
 - Fridge
 - Freezer
 - Dishwasher
- Choice of under mounted composite granite 1.5 bowl or under mounted stainless-steel Franke 1.5 bowl
- Franke instant hot/cold/boiling water tap
- Sensio above and under wall-unit lighting
- Island plinth lighting

Utility Room

- Stainless steel inset sink with single bowl
- Square edged worktop with matching upstand
- Siemens washing machine with 8kg capacity, 1400 rpm with anti-vibration design and reload function
- Siemens condenser tumble dryer

WC/Cloakroom

- Contemporary sanitary ware from the Ideal Standard range:
 - Wash hand basin with single tap hole and full pedestal, with basin mixer and clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic tiling above wash hand basin, finished with chrome tile trim
- Mirror with polished edges

Bathroom

- Contemporary sanitary ware from the Ideal Standard range:
 - Two drawer wall hung vanity unit with basin, and basin mixer with clicker waste
 - Wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
 - Double ended rectangular bath, with concealed bath filler and waste
 - Rain shower head and pole mounted shower head
 - Shower tray with slider door and screen
- Ceramic wall tiling to dado height throughout and full height above bath and around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

En suites

- Contemporary sanitary ware from Ideal Standard range:
 - Two drawer wall hung vanity unit with basin, and basin mixer with clicker waste
 - Wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
 - Rain shower head and pole mounted shower head
 - Mira Décor Dual shower in second en suite
- Shower tray with slider door and screen

- Ceramic wall tiling to dado height throughout and full height around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Electrics and Connectivity

- CAT 6 connections – with points in lounge and bedrooms to allow connection to satellite TV/streaming services. No satellite or coaxial aerial point is provided. Please note a subscription may be required for streaming services.
- USB double socket in kitchen and lounge
- Sensio Pod pop up 3 power sockets and 2 USB ports in aluminium in kitchen
- Telephone point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)

- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted
- Downlighters installed, where applicable
- Crabtree low profile polished chrome finish electric fittings with black inserts in kitchen, lounge and hall downstairs
- Crabtree low profile white electric fittings throughout upstairs

Internal Finishes and Decoration

- Castalla Viena pre-finished oak pass doors
- Castalla Viena pre-finished oak door with 3 light glazing, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch with access ladder providing loft access
- Walls finished with soft matt emulsion in white
- Ceilings finished with matt emulsion in white
- Woodwork finished in brilliant white
- Staircase finished with oak spindles and handrail

Fitted wardrobes and Storage

- Choice of bi-fold wood effect doors and sliding mirror wardrobes

- Signature interior shelf package in main bedroom and grey shelf pack and chrome hanging rail to other wardrobes, where applicable
- Storage cupboards on both levels

Security and External Details

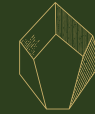
- Double rebated composite front door in anthracite with chrome spy viewer and chrome exterior handle
- French doors in PVCu anthracite with multi-point locking system opening onto patio
- Double rebated rear composite door in anthracite in half manor style with chrome handles
- Automatic garage door
- Exterior lights to front and rear
- PVCu double glazed windows in anthracite with white lockable handles
- PVCu cladding system on fascias and soffits in anthracite
- Paving to front door
- Permeable paving on driveway
- Turfed front and rear garden
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas and solar photovoltaic heating



Drummond Hill Site Plan



The Mineral Collection
Plots 1-6



Cherry Tree House
Plot 7



The Rose Collection
Plots 8-12, 34-37



The Botanic Collection
Plots 13-18



The Birdhouse Collection
Plots 19-24, 25-30



The Orchard Collection
Plots 31-33



Within a spectacular estate, Drummond Hill is in a highly desirable location close to local amenities



Location

Drummond Hill truly offers the best of both worlds. A spectacular leafy suburb, it presents the chance to live in a tranquil and secluded setting, surrounded by rich local history, while benefitting from close proximity to a bustling city centre.

Situated to the south of Inverness City Centre, Drummond Hill is within walking distance of all the city has to offer by way of shopping, leisure and entertainment. This includes a suite of popular cafés, bistros, bars and restaurants lining the River Ness, most notably Michelin star restaurant Rocpool. It has great connectivity, bound by the east and west residential areas, and to the north of the city by the B862 Dores Road.

The surrounding views of the famous Scottish Highlands are outstanding, with acres of native pine trees, cherry trees, open green spaces and public gardens, making it the ideal place to connect with the outdoors.

Within easy reach, residents will find several historical and cultural points of interest including Inverness Castle, St Andrew's Cathedral and an original Victorian Market packed with independent traders who complement the busy high street.

Plenty of play parks, bike parks and golf courses are also nearby, including award-winning championship course, Castle Stuart Golf Links and the highly acclaimed Inverness Golf Club, which opened in 1883.



Drummond Hill offers the opportunity to enjoy the great outdoors.





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How to find Drummond Hill

Drummond Hill is located on
Stratherrick Road, Inverness.

Sat Nav: IV2 4JZ.

