

DH
DRUMMOND HILL

One exceptional place to live.
37 opportunities.

Drummond Hill

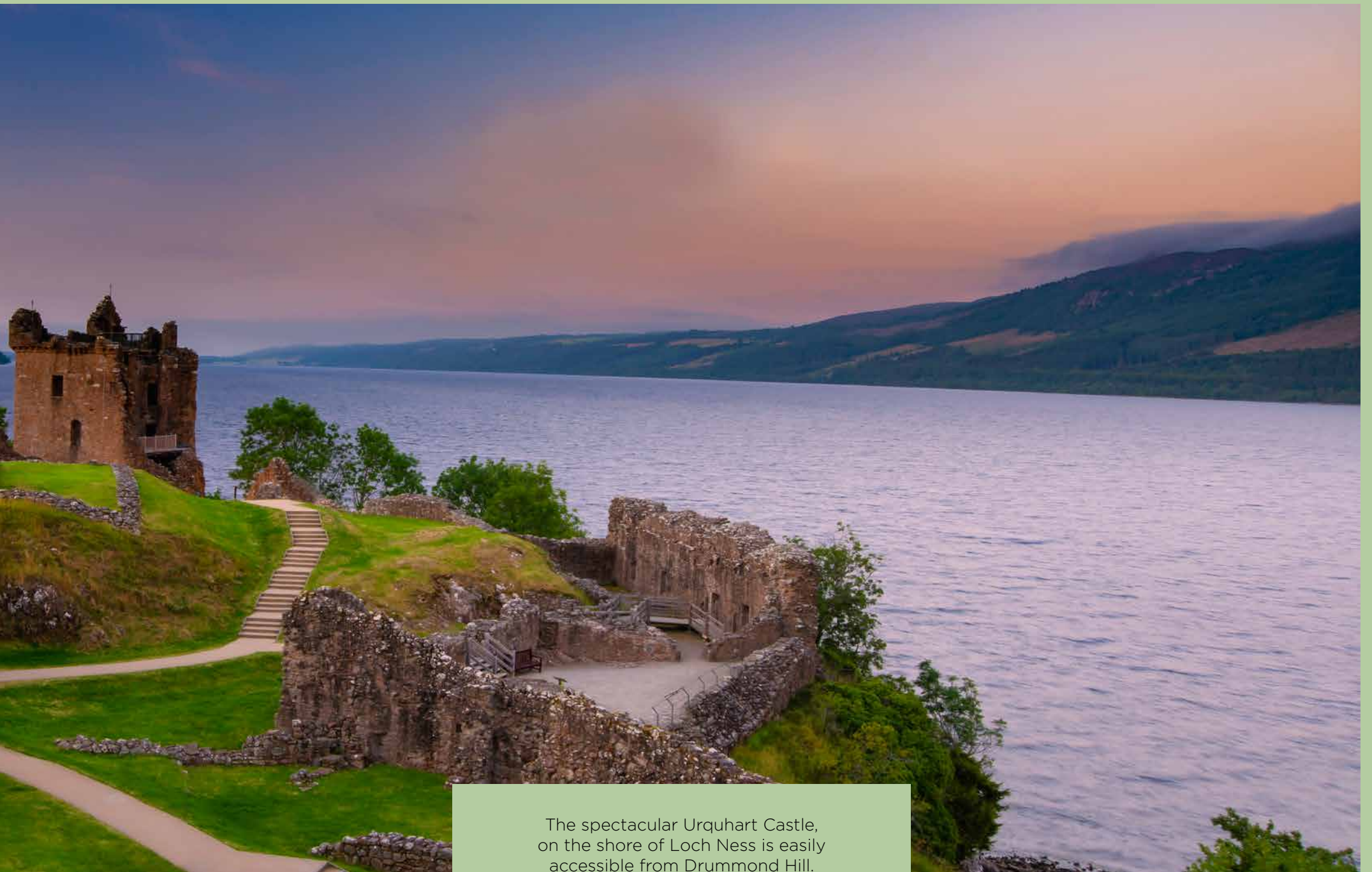
An outstanding Victorian manor house with superb character, situated within the expansive grounds of the Drummond Hill estate, in the Highland capital of Inverness, featuring beautifully landscaped gardens, a tree lined avenue and mature woodlands.

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.



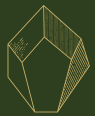
The Botanic Collection

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.

The UK Property Awards are the most acclaimed industry award throughout the region, recognising excellence and maintaining high standards worldwide. A panel of over 80 industry experts assess the design, quality, innovation, originality, and commitment to sustainability of each project.

Drummond Hill is honoured to be named as the **Best Residential Development 20+ Units** and secured the title of **Best Architecture Multiple Residence** for Scotland category.





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 BIRDHOUSE COLLECTION



Twelve luxury new apartments,
nestled within tree-lined grounds.

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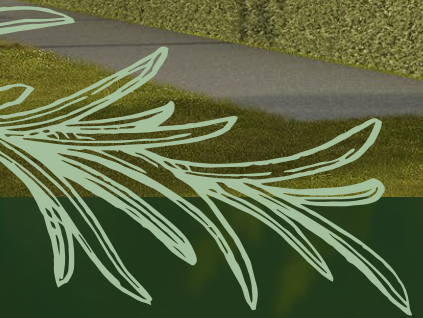
The Birdhouse Collection

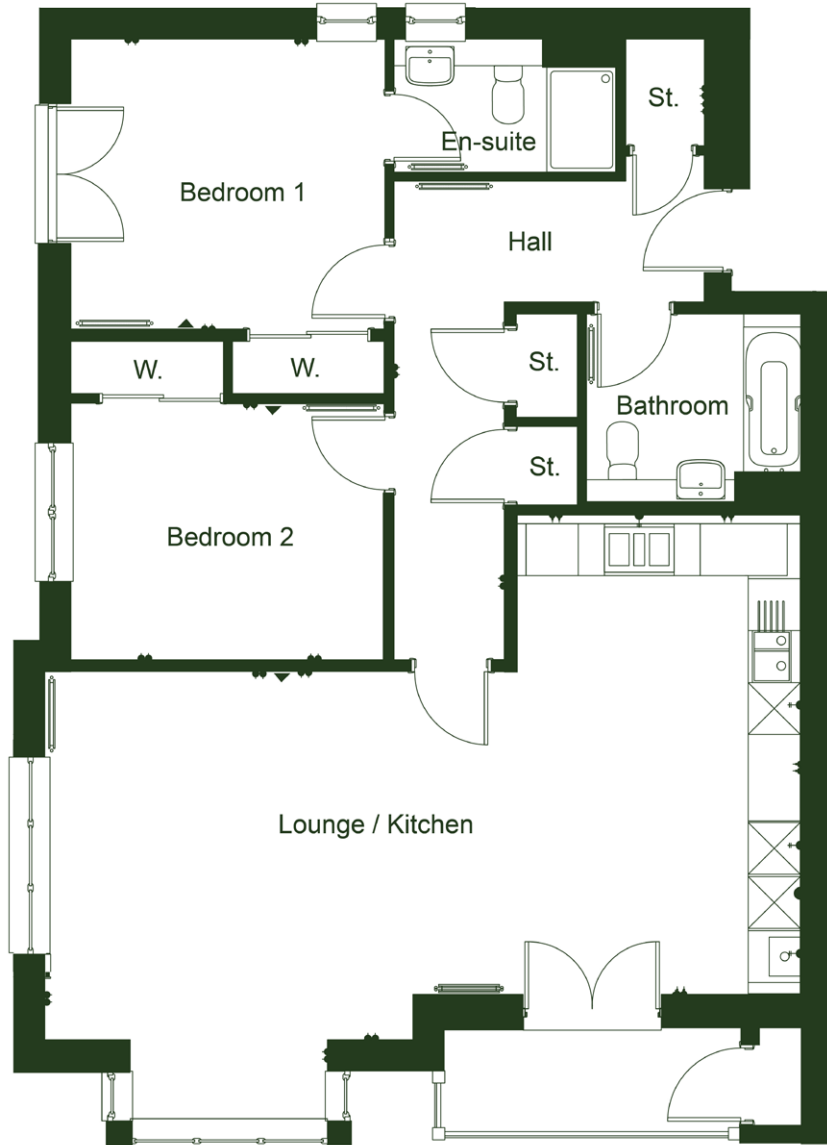
Twelve luxury new apartments, nestled within the tree-lined grounds of Drummond Hill.

Inspired by the enormous native pine trees which stand majestically on its fringes, the Birdhouse Collection evokes living within the lofty treetops, with an eagle's view, commanding breath-taking views of the Inverness landscape, River Ness and beyond.

Twelve stunning apartments present contemporary living with all of the modern luxuries you would expect in living within this extraordinary setting.







The Birdhouse Collection: West Apartment A

Ground Floor: Plot 26 - The Teal

First Floor: Plot 28 - The Sabine

Second Floor: Plot 30 - The Woodpecker

Lounge/Kitchen	8.70m x 5.53m / 42.2m ²
Bedroom 1	3.64m x 3.36m / 12.0m ²
Ensuite	2.55m x 1.56m / 3.9m ²
Bedroom 2	3.64m x 2.94m / 10.6m ²
Bathroom	2.50m x 2.17m / 5.1m ²

93.8m² / 1009 ft²

A secure entry system allows access to the welcoming entrance hall, lifts and stairs lead to the first and second floor level apartments, with only six apartments in each of the Birdhouse Collection properties.

Bedroom One is awash with light and fresh air, from the Juliet balcony letting the outdoors in, complete with fitted wardrobes in a choice of beautiful finishes.

The main bedroom leads to an en suite shower-room, with crisp, contemporary sanitaryware, chrome towel rail and demisting mirror.

A further double bedroom is located off the main hallway, with fitted wardrobes. Along with the exquisite open plan kitchen lounge space, which is flooded by natural light through its large bay windows.

The kitchen, designed by prestigious Ashley Ann features a range of integrated Neff appliances. This space is complemented by French doors opening to either a walk-out balcony or private garden, providing an ideal space to entertain and relax in the serene surroundings.

The bathroom is located centrally in the apartment, with bath and shampoo showerhead.





The bright, open-plan living and kitchen provides the perfect space to relax and unwind, entertain friends or to enjoy the views from box-bay windows or from the private balcony.



Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop with matching upstand
- A range of integrated Neff appliances including:
 - Single oven
 - Induction hob with integrated ventilation system
 - Fridge freezer
 - Washer dryer
 - Dishwasher
- Blanco Etagon single bowl sink
- Sensio under wall-unit lighting

Bathroom

- Contemporary sanitary ware from the Ideal Standard range:
 - One 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 handset with hose and bracket
- 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-suite

- Contemporary sanitary ware from the Ideal Standard range:
 - One 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
- 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
- De-misting back lit illuminating 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
- 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
- Crabtree low profile polished chrome finish electric fittings with black inserts in living room and kitchen area
- Crabtree low profile white electric fittings in other areas
- Secure door entry system

Internal Finishes & Decoration

- Castalla Viena pre-finished oak pass doors
- Polished chrome ironmongery
- Walls finished with soft matt emulsion in white
- Ceilings finished with matt emulsion in white
- Woodwork finished in brilliant white
- Building warranty 10-year guarantee is provided by NHBC

Energy Performance Certificate Rating

- Average EPC rating of B

THE ORCHARD COLLECTION



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

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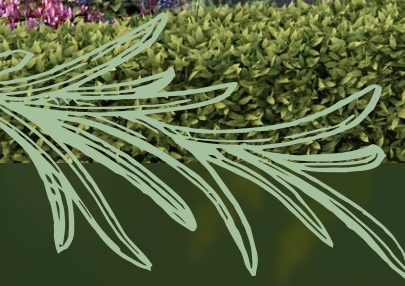


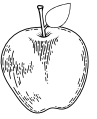
The Orchard Collection

Three expertly designed cottages offering contemporary and luxury living in the midst of established grounds of a historic mansion house from The Orchard Collection at Drummond Hill.

Each featuring three bedrooms, homes within The Orchard Collection complement their unique surroundings and enjoy views over the beautiful Drummond Hill grounds. Located within a serene setting, The Orchard Collection offers the best of both worlds – with easy access to the countryside and Inverness City Centre.







The Orchard Collection: Contemporary Cottages

Plot 31: Sycamore Cottage

Plot 32: Rowan Cottage

Plot 33: Cypress Cottage

Ground floor

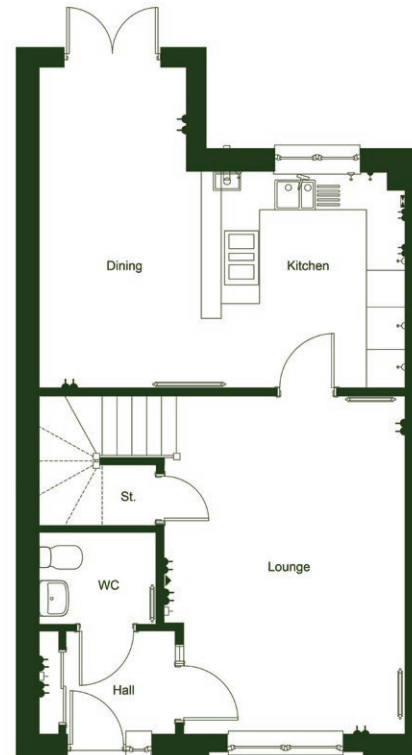
Lounge	5.26m x 3.42m / 18.9m ²
Kitchen/Dining	5.68m x 3.39m extending to 4.96m / 22.84m ²
Cloakroom/WC	1.80m x 1.42m / 2.56m ²

First floor

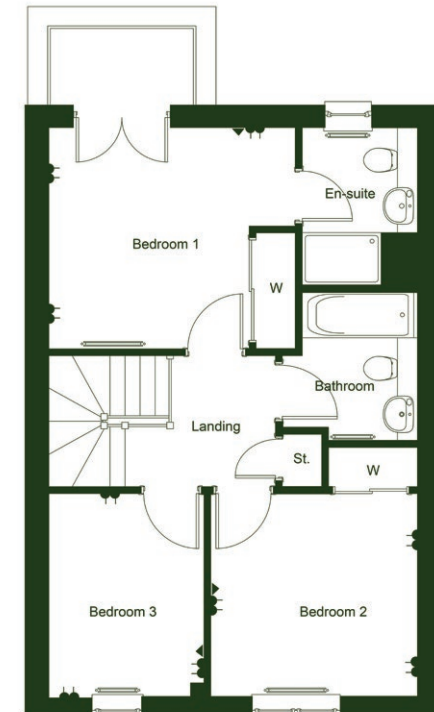
Bedroom 1	3.75m x 3.40m / 11.44m ²
En suite	1.75m x 2.39m / 4.18m ²
Bedroom 2	3.15m x 3.15m / 9.92m ²
Bedroom 3	3.15m x 2.40m / 7.5m ²
Bathroom	1.75m x 2.27m / 4.2m ²

103m² (1109 sq ft)

* Mid terrace floor plans are shown.
Window positions will vary in end terrace versions.



Ground Floor



First Floor

The Orchard Collection

The Orchard Collection at Drummond Hill comprises of three expertly designed cottages offering contemporary and luxury living in the midst of a stunning historic mansion house.

Upon entry, the entrance hall gives access to the lounge, which in turn leads to the southern aspect open plan kitchen and dining room which is bathed in natural light.

The luxurious kitchen by premier designers Ashley Ann comprises a breakfast bar, which is perfect for entertaining, and a range of integrated Neff appliances including fridge freezer, dishwasher and induction hob with integrated ventilation system.

From this hub of the home, French doors open out to the rear turfed garden, allowing you to enjoy the unique setting of this prestigious estate.

Also located on the ground floor is the downstairs WC, and storage cupboard.

From the lounge, stairs with natural oak spindles and handrails lead to the first floor, where you will find the main bedroom, a tranquil haven benefitting from French doors and walk out balcony, allowing you to enjoy the beautiful views over the Drummond Hill grounds.

The main bedroom also offers an en-suite shower room and fitted wardrobe.

Off the landing is a further two bedrooms and family bathroom with wall hung vanity unit and chrome towel rail.



Beautiful views over Drummond Hill can be enjoyed from the balcony in the main bedroom



The luxurious kitchen by Ashley Ann features a selection of Neff appliances

Specification



Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop
- A range of integrated Neff appliances including:
 - Oven
 - Induction hob with integrated ventilation system
 - Fridge freezer
 - Dishwasher
 - Washing machine with 8kg capacity
- Blanco Etagon single bowl sink
- Sensio under wall-unit lighting

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.
 - One drawer wall hung vanity unit with basin, basin mixer and 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 handspray kit with hose and bracket
- Ceramic wall tiling to dado height throughout and full height above bath, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

En suite

- Contemporary sanitary ware from the Ideal Standard range:
 - One drawer wall hung vanity unit with basin, basin mixer and clicker waste
 - Wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
 - Rain shower head with pole mounted shower head

- 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
- De-misting back lit illuminating 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
- Master BT 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 electric fittings

Internal Finishes and Decoration

- Castalla Viena pre-finished oak pass doors, where applicable
- 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

- Choice of bi-fold wood effect doors or sliding mirror wardrobes, where applicable
- Signature interior shelf package in main bedroom and grey shelf pack and chrome hanging rail to bedroom 2

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
- Exterior lights to front and rear
- PVCu double glazed windows in anthracite with white lockable handles
- Outside tap
- PVCu cladding system for soffits and fascia in anthracite

Plumbing and Heating

- Gas and solar photovoltaic heating

CHERRY TREE HOUSE



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

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Cherry Tree House

Cherry Tree House is a truly charming gatehouse set within private gardens, at the entrance of the Drummond Hill estate. The Grade B listed home has been carefully refurbished with the addition of a dramatic new extension.

Upon entrance into the home, you are presented with natural light flooding through the full-height windows of the extension which connects the refurbished property with the new.

The hallway leads to the bright open plan kitchen/dining/snug area complemented with a glazed sliding door opening to the ample garden grounds. The luxury kitchen designed by Ashley Ann benefits from an island and a range of Siemens appliances including a built-in automatic coffee machine and two stainless steel ovens.

The lounge benefits from floor-to-ceiling windows providing generous light and panoramic views over the garden and creating the perfect space to relax and unwind.

Both the main bedroom and bedroom 2 benefit from en suites with separate rainfall showers and chrome towel rails. There are a further 2 bedrooms located off the hallway, with easy access to the additional shower room.

The home is completed by a utility room, WC, and ample storage space. The outside grounds are bound by the original walls, and there is also a private driveway with access to the adjacent semi-detached double garage.







The stunning lounge of Cherry Tree House.



The high specification kitchen by Ashley Ann features a range of Siemens appliances.



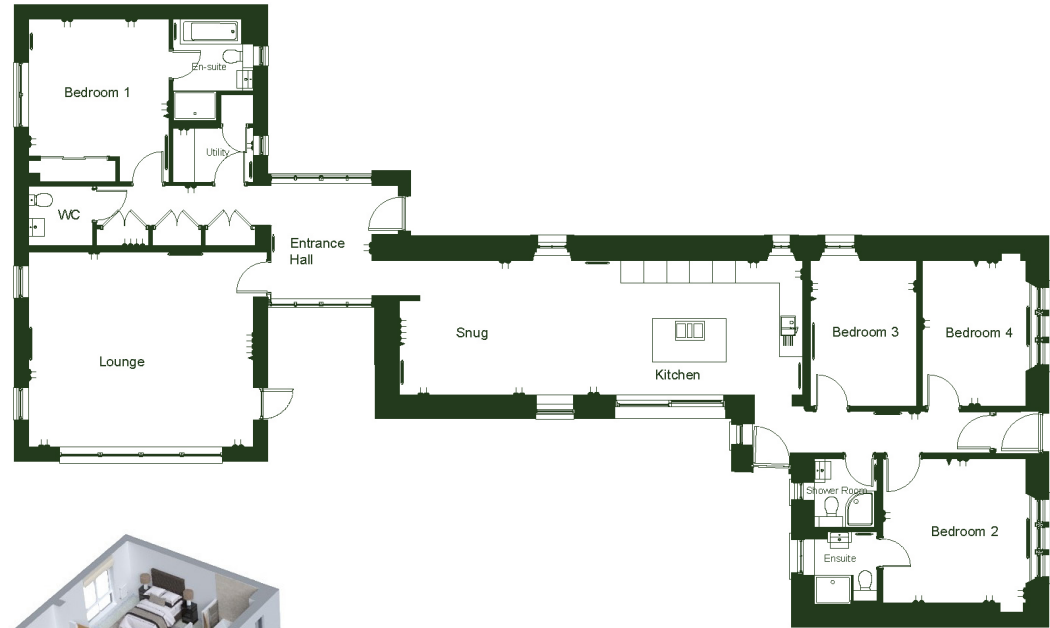




Cherry Tree House

Dining/Kitchen	7.40m x 3.68m / 27.32m ²
Snug	3.71m x 3.68m / 13.65m ²
Lounge	5.40m x 6.30m / 34m ²
Bedroom 1	3.81m x 3.89m / 15.8m ²
En suite	2.23m x 2.81m / 5.46m ²
Bedroom 2	3.99m x 3.99m / 15.92m ²
En suite	1.82m x 2.01m / 3.66m ²
Bedroom 3	2.96m x 4.02m / 11.90m ²
Bedroom 4	2.90m x 4.02m / 11.66m ²
Shower Room	1.82m x 1.99m / 3.62m ²
Cloakroom	1.75m x 1.53m / 2.68m ²
Utility	2.00m x 1.50m / 3.00m ²

187m² (2012 sq ft)



Specification



Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- 20mm Dekton worktop in Laurent
- A range of integrated Siemens appliances including:
 - Stainless steel oven
 - Stainless steel oven with microwave function
 - Induction hob with integrated ventilation system
 - Warming drawer
 - Automatic coffee machine
 - Fridge
 - Freezer
 - Dishwasher
- Franke under mounted composite black 1.5 bowl sink
- Franke instant hot/cold/boiling water tap
- Handle rail lighting

Utility Room

- 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, basin mixer with clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic tiling above wash hand basin, finished with chrome tile trim
- Feature mirror

En suites

- 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 in en suite to bedroom 1
 - Close coupled WC and cistern with push button flush in second en suite
 - 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 in en suite to bedroom 1 and around shower in second en suite, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Shower Room

- Contemporary sanitary ware from the Ideal Standard range:
 - Two drawer wall hung vanity unit with basin and basin mixer with clicker waste
 - Close coupled WC and cistern with push button flush
- Mira Décor Dual electric shower with fixed rain shower head and pole mounted shower head
- Quadrant shower tray with corner entry door
- 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
- 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 with low energy bulbs fitted
- Crabtree low profile electric fittings

Internal Finishes and Decoration

- Floor coverings throughout
- Polished chrome ironmongery
- Decorated to a high standard throughout

Fitted wardrobes and Storage

- Fitted wardrobe with signature interior shelf package in main bedroom
- Fitted wardrobe to bedroom 2
- Storage cupboards

Security and External Details

- Exterior lights to front and rear
- A combination of Alu-Clad or similar and Sash and Case timber windows
- Turfed garden
- Brabantia rotary drier

Plumbing and Heating

- Gas heating
- Purmo Slieve vertical radiators in living spaces and halls and horizontal radiators in bedrooms

THE BOTANIC COLLECTION



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

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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 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

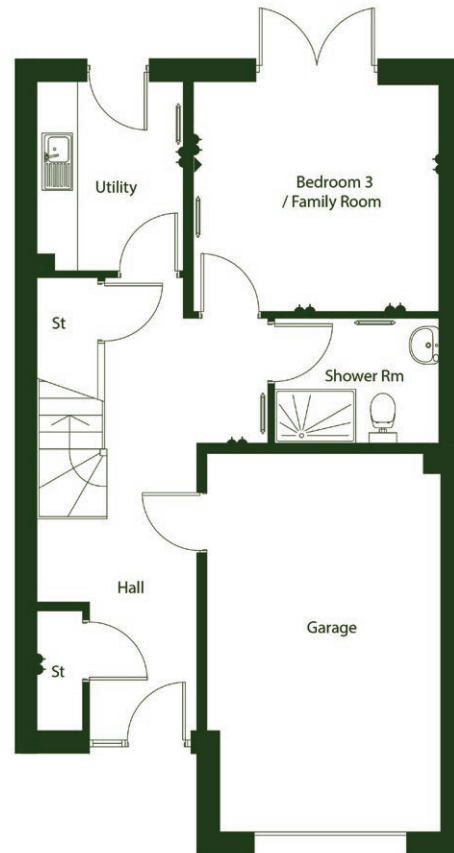
First floor

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

Second floor

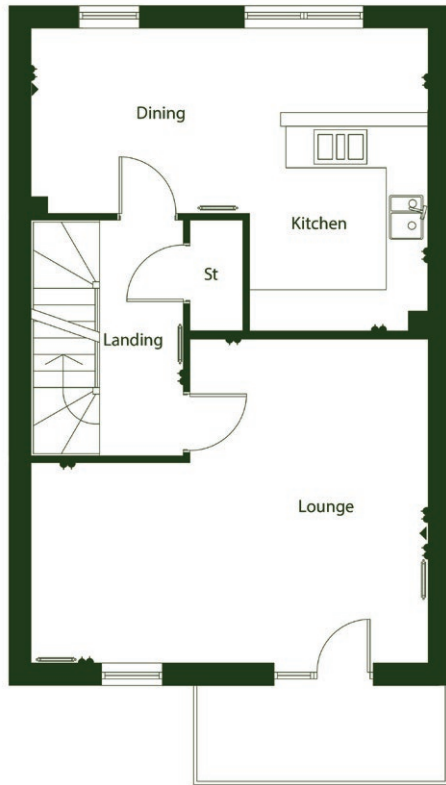
Bedroom 1 4.34m x 3.40m / 16.8m²
Ensuite 2.92m x 1.50m / 4.38 m²
Bedroom 2 3.39m x 2.87m / 12.2 m²
Bedroom 4 3.09m x 2.30m / 7.1m²
Bathroom 2.42m x 2.17m / 5.2m²

157sqm / 1690ft²

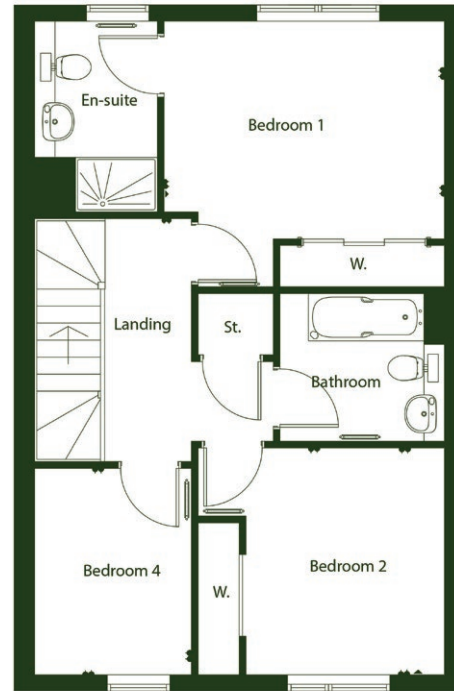


Ground Floor





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

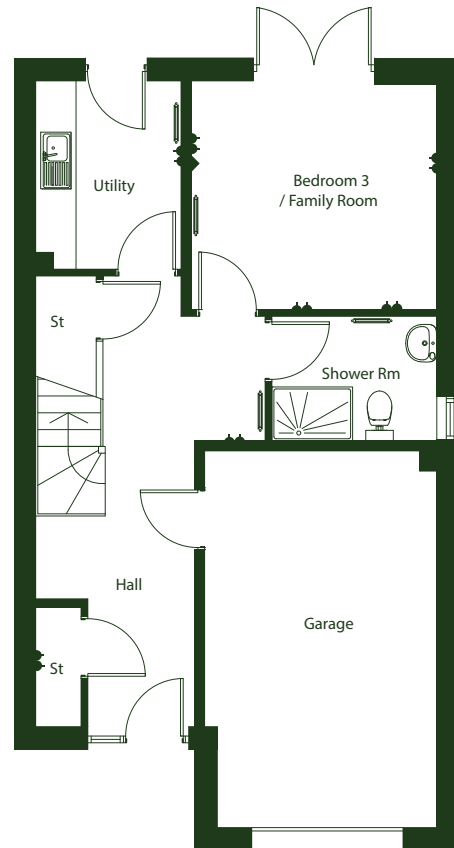
First floor

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

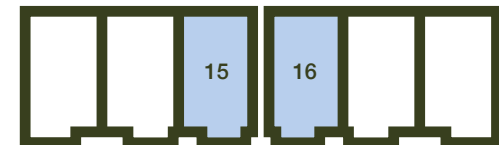
Second floor

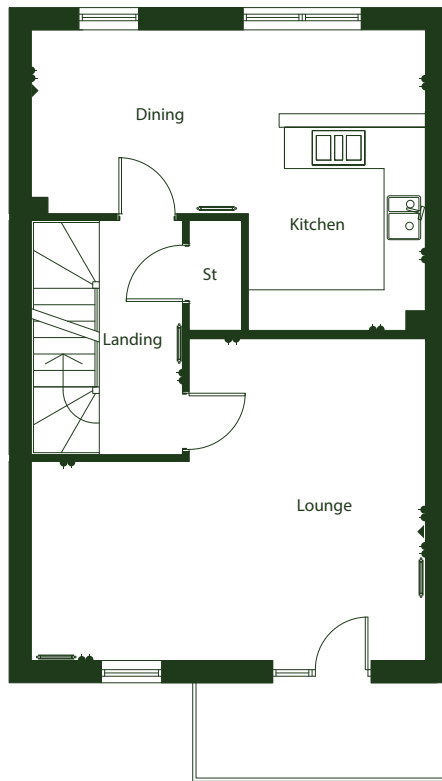
Bedroom 1	4.34m x 3.40m / 16.8m ²
Ensuite	2.92m x 1.50m / 4.38 m ²
Bedroom 2	3.39m x 2.87m / 12.2 m ²
Bedroom 4	3.09m x 2.30m / 7.1m ²
Bathroom	2.42m x 2.17m / 5.2m ²

157sqm / 1690ft²

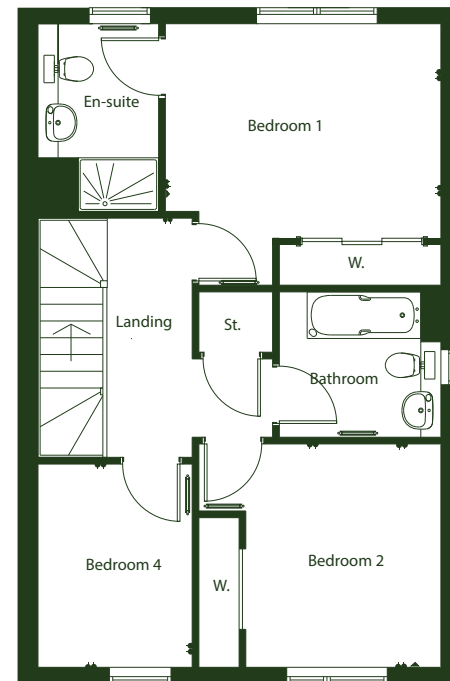


Ground Floor





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.

Specification



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
 - 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

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

- Contemporary sanitary ware from 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 electric shower with fixed 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 around shower, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard range.
 - Two drawer wall hung vanity unit with basin, basin mixer and 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 handspray kit with hose and bracket
- 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 suite

- Contemporary sanitary ware from the Ideal Standard range:
 - Two drawer wall hung vanity unit with basin, basin mixer and 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
- 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
- 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
- Crabtree low profile polished chrome finish electric fittings with black inserts in living room and kitchen area
- Crabtree low profile white electric fittings in other areas

Internal Finishes and Decoration

- Castalla Viena pre-finished oak pass doors
- Polished chrome ironmongery
- 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 or sliding mirror wardrobes, where applicable
- Signature interior shelf package in main bedroom and grey shelf pack and chrome hanging rail to other wardrobes, where applicable
- Storage cupboards on all three 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
- Double rebated rear composite door with chrome handles
- Insulated 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 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

Energy Performance Certificate Rating

- Average EPC rating of B

PHASE 2

THE ROSE COLLECTION



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

DH
DRUMMOND HILL



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 Neff 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 B

Plot 34: Empress House

Plot 35: Alba House

Plot 36: Jacobite House

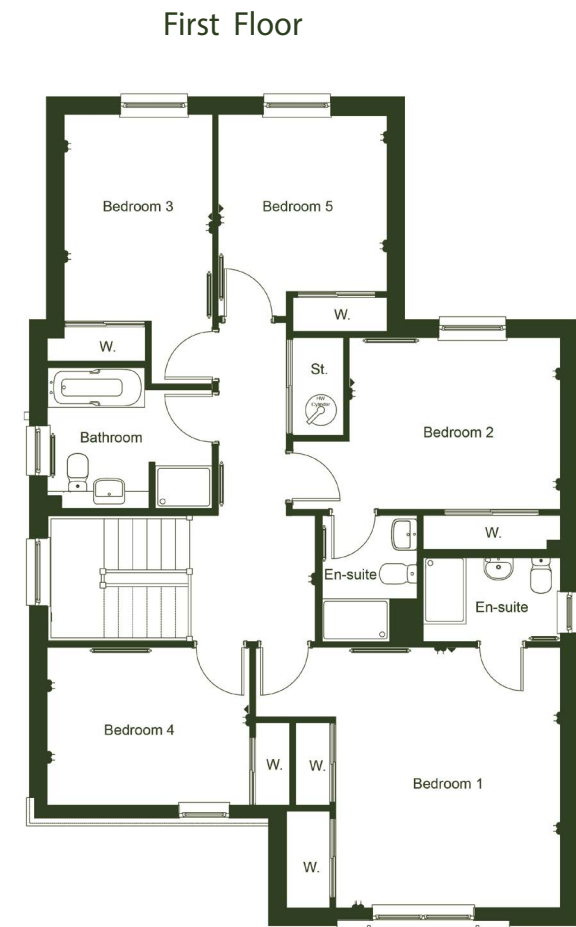
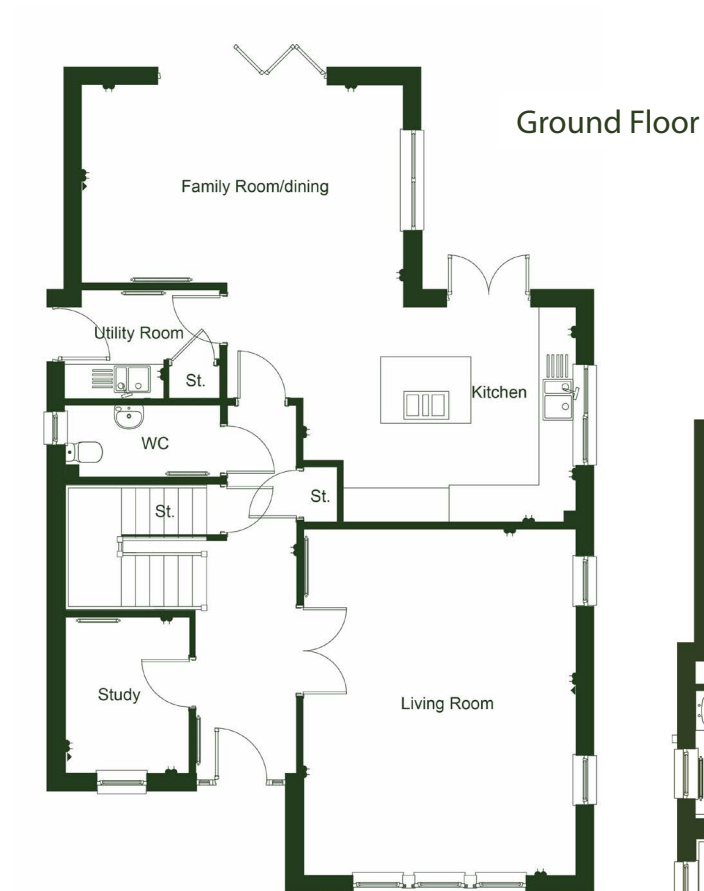
Ground floor

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 selection of integrated Neff appliances.

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 Neff washing machine, tumble dryer 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 Neff appliances including:
 - Two built-in single ovens
 - Built in oven with microwave function
 - Induction hob with integrated ventilation system
 - Warming drawer
 - Fridge/Freezer
 - Dishwasher
- Blanco Etagon single bowl sink
- Sensio under cabinet lighting

Utility Room

- Stainless steel inset sink with single bowl
- Worktop with matching upstand
- Neff front loading washing machine
- Neff 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
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard range:
 - One 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:
 - One 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
- Evoline worktop socket
- 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
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Gas and solar photovoltaic heating



The Rose Collection: Grand Family Home – Type C

Plot 37: Stanwell House

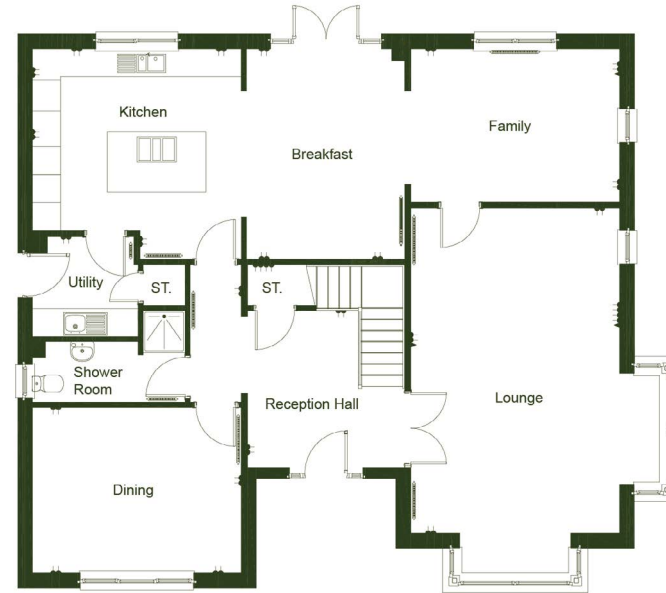
Ground floor

Lounge	6.96m x 4.48m / 35.44m 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

263m² (2830 sq ft)



Ground Floor



First Floor

Grand Family Home - Type C

This luxurious five-bedroom home befits its 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 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, a detached double garage with automatic door compliments 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 C



The primary bedroom offers the tranquil haven of a walk-in dressing room.



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 Neff appliances including:
 - Two built-in single ovens
 - Built in oven with microwave function
 - Induction hob with integrated ventilation system
 - Warming drawer
 - Fridge/Freezer
 - Dishwasher
- Blanco Etagon single bowl sink
- Sensio under cabinet lighting

Utility Room

- Stainless steel inset sink with single bowl
- Worktop with matching upstand
- Neff front loading washing machine
- Neff 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:
 - One 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:
 - One 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 en suite

- 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
- Evoline worktop socket
- 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

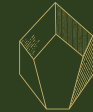
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- Double rebated rear composite door in anthracite in half manor style with chrome handles
- Automatic garage door
- Exterior lights to front and rear
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- PVCu cladding system on fascias and soffits in anthracite
- Paving to front door
- Permeable paving on driveway
- Turfed front and rear garden
- 1800mm timber screen fencing between rear gardens
- 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

These particulars are for illustration only. We operate a policy of continuous product development, and specification and individual features such as windows, garages and elevational treatments may vary from time to time, as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. Nor do they constitute a contract, part of a contract or a warranty.



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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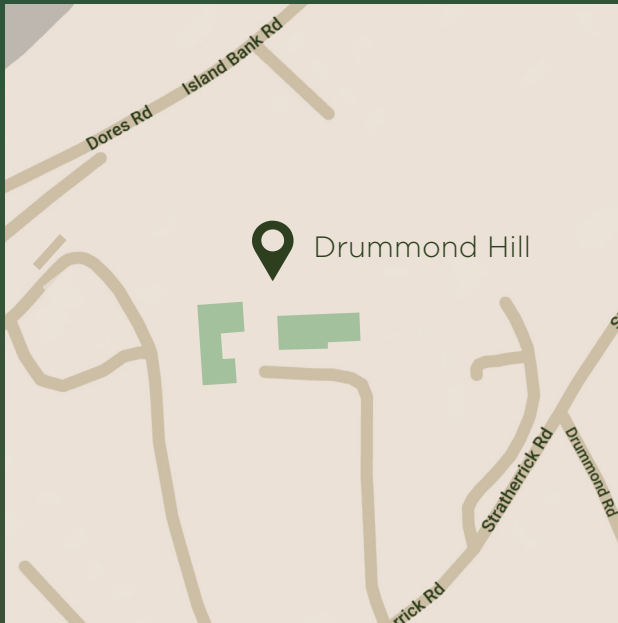
Tulloch Homes

01463 898670

How to find Drummond Hill

Drummond Hill is located on
Stratherrick Road, Inverness.

Sat Nav: IV2 4FA.



drummondhill.co.uk

