

# THE BOTANIC COLLECTION



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

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DRUMMOND HILL

# Drummond Hill

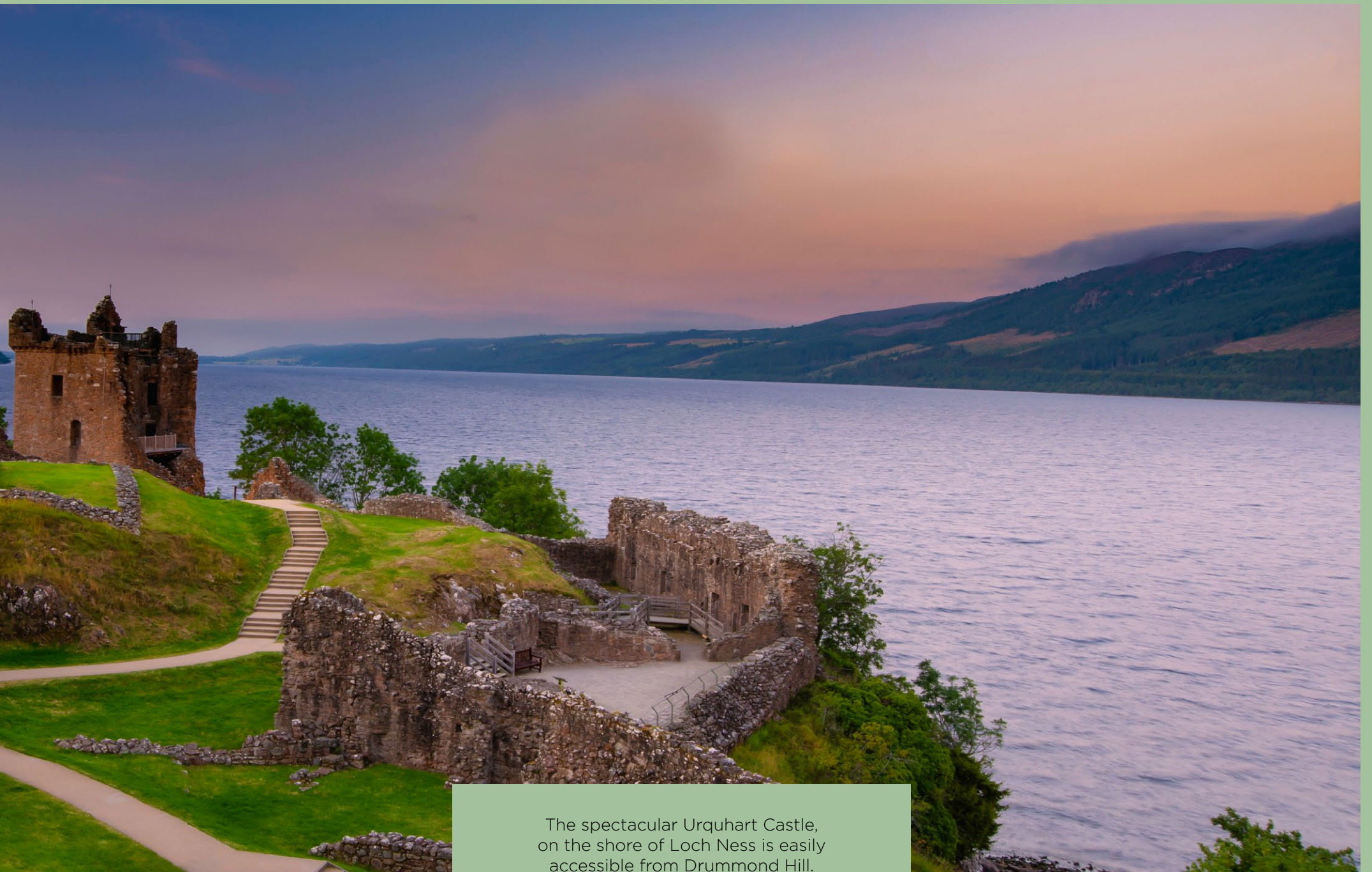
An outstanding Victorian manor house with superb character, situated within the expansive grounds of the Drummond Hill estate, in the Highland capital of Inverness, featuring beautifully landscaped gardens, a tree lined avenue and mature woodlands.

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.



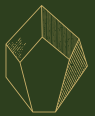
## The Botanic Collection

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.





# 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 <sup>2</sup>
Utility	2.90m x 2.25m / 6.5m <sup>2</sup>
Shower room	1.90m x 2.47m / 4.7m <sup>2</sup>

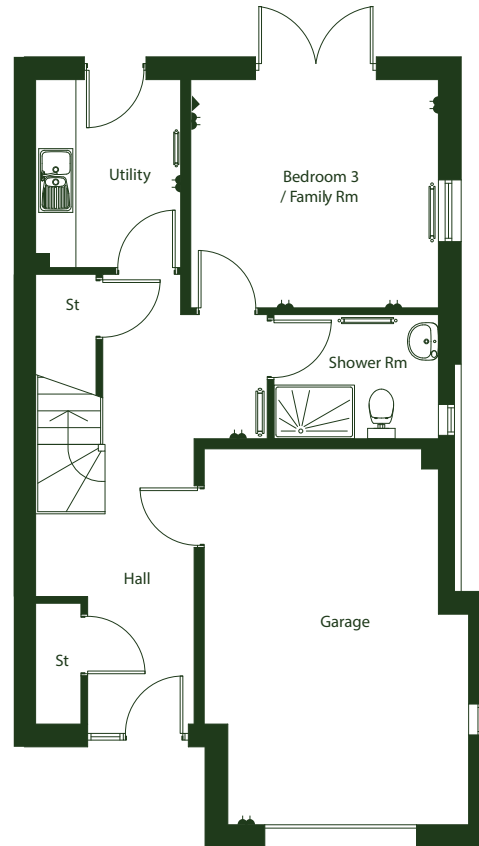
### First floor

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

### Second floor

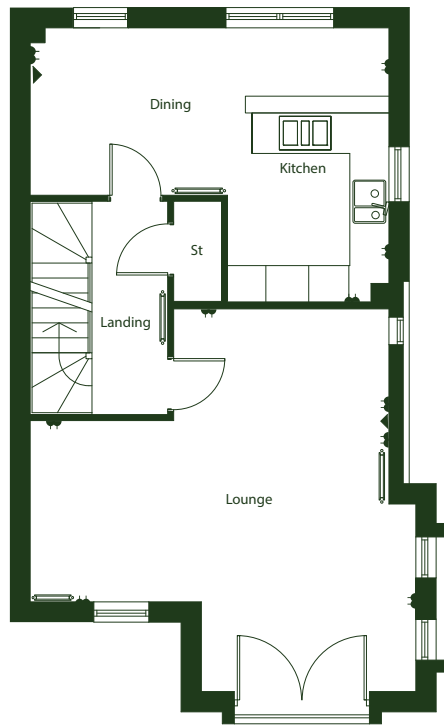
Bedroom 1	4.17m x 3.57m / 17.0m <sup>2</sup>
Ensuite	2.32m x 2.25m / 5.2 m <sup>2</sup>
Bedroom 2	3.57m x 3.19m / 12.2 m <sup>2</sup>
Bedroom 4	3.09m x 2.76m / 8.0m <sup>2</sup>
Bathroom	2.79m x 2.27m / 6.4m <sup>2</sup>

170sqm / 1830ft<sup>2</sup>

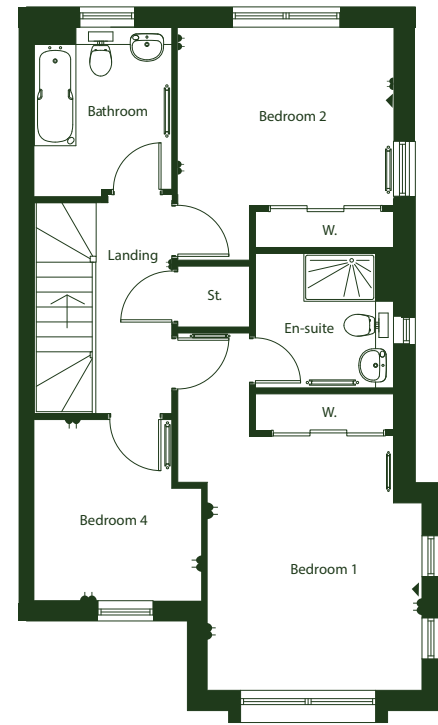


Ground Floor





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 / 12.4m<sup>2</sup>  
Utility 2.90m x 2.25m / 6.5m<sup>2</sup>  
Shower room 1.90m x 2.47m / 4.7m<sup>2</sup>

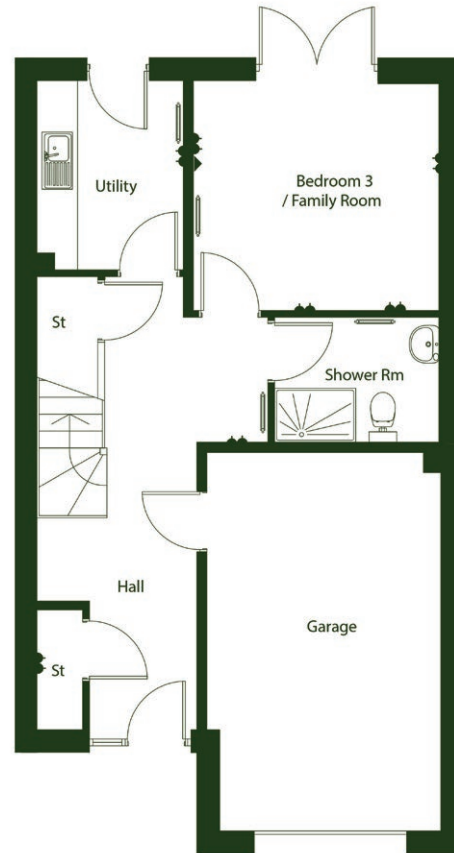
### First floor

Kitchen/Dining 5.95m x 4.70m / 23.7m<sup>2</sup>  
Lounge 5.67m x 5.06m / 25.4m<sup>2</sup>

### Second floor

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

157sqm / 1690ft<sup>2</sup>

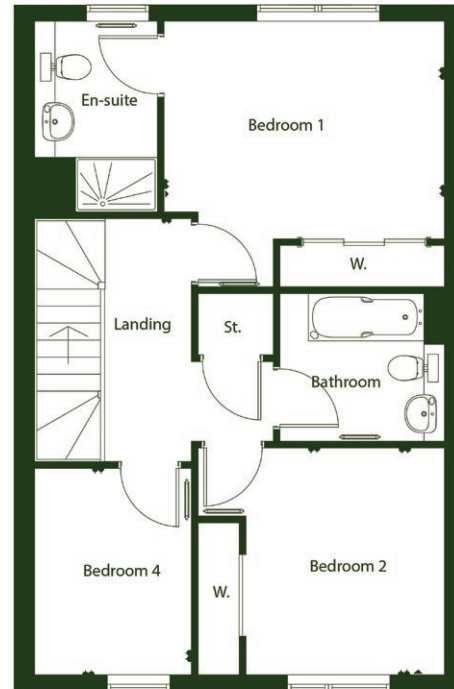


Ground Floor





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 <sup>2</sup>
Utility	2.90m x 2.25m / 6.5m <sup>2</sup>
Shower room	1.90m x 2.47m / 4.7m <sup>2</sup>

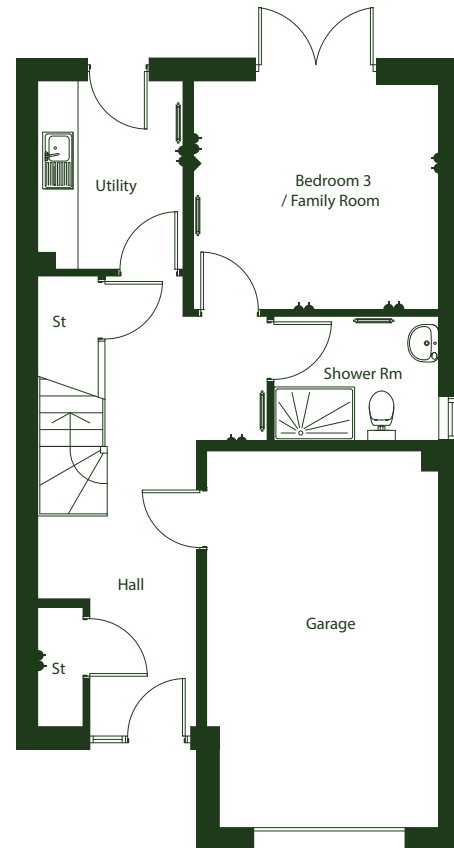
### First floor

Kitchen/Dining	5.95m x 4.70m / 23.7m <sup>2</sup>
Lounge	5.67m x 5.06m / 25.4m <sup>2</sup>

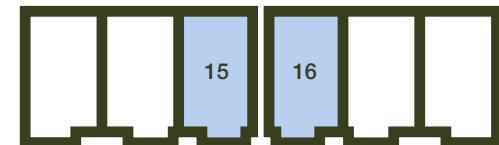
### Second floor

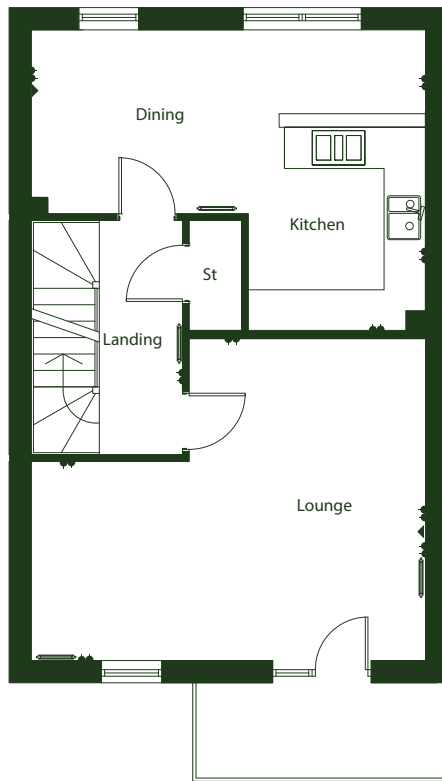
Bedroom 1	4.34m x 3.40m / 16.8m <sup>2</sup>
Ensuite	2.92m x 1.50m / 4.38 m <sup>2</sup>
Bedroom 2	3.39m x 2.87m / 12.2 m <sup>2</sup>
Bedroom 4	3.09m x 2.30m / 7.1m <sup>2</sup>
Bathroom	2.42m x 2.17m / 5.2m <sup>2</sup>

157sqm / 1690ft<sup>2</sup>

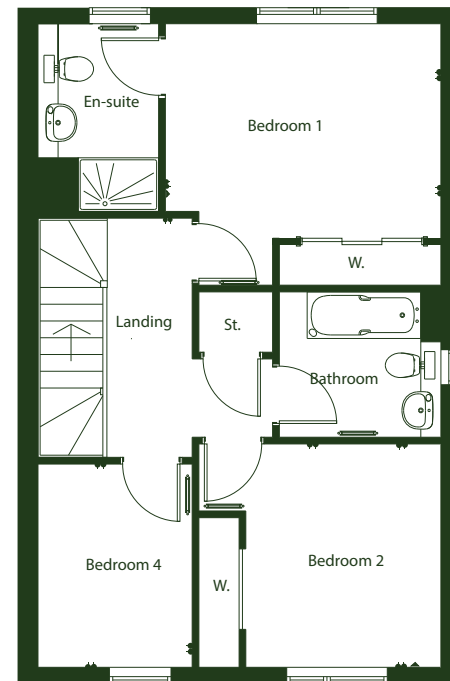


Ground Floor





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 French doors opening to 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
- Quartz 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

## 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
- De-misting back lit illuminating 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
- De-misting back lit illuminating 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 with pole mounting
- 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)
- Smart home technology provided by Hive or similar system to control heating and lighting

- 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

- Choice of quality floor coverings throughout
  - 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

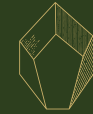
- Gas and solar photovoltaic heating
- Purmo Slieve vertical radiators in living spaces and hallways
- Purmo Slieve horizontal radiators in bedrooms

## Energy Performance Certificate Rating

- Average EPC rating of B



## 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 leafy estate, Drummond Hill is in a highly desirable location close to local amenities



## 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



## 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.**

