

DH  
DRUMMOND HILL

One exceptional place to live.  
37 opportunities.

# Drummond Hill

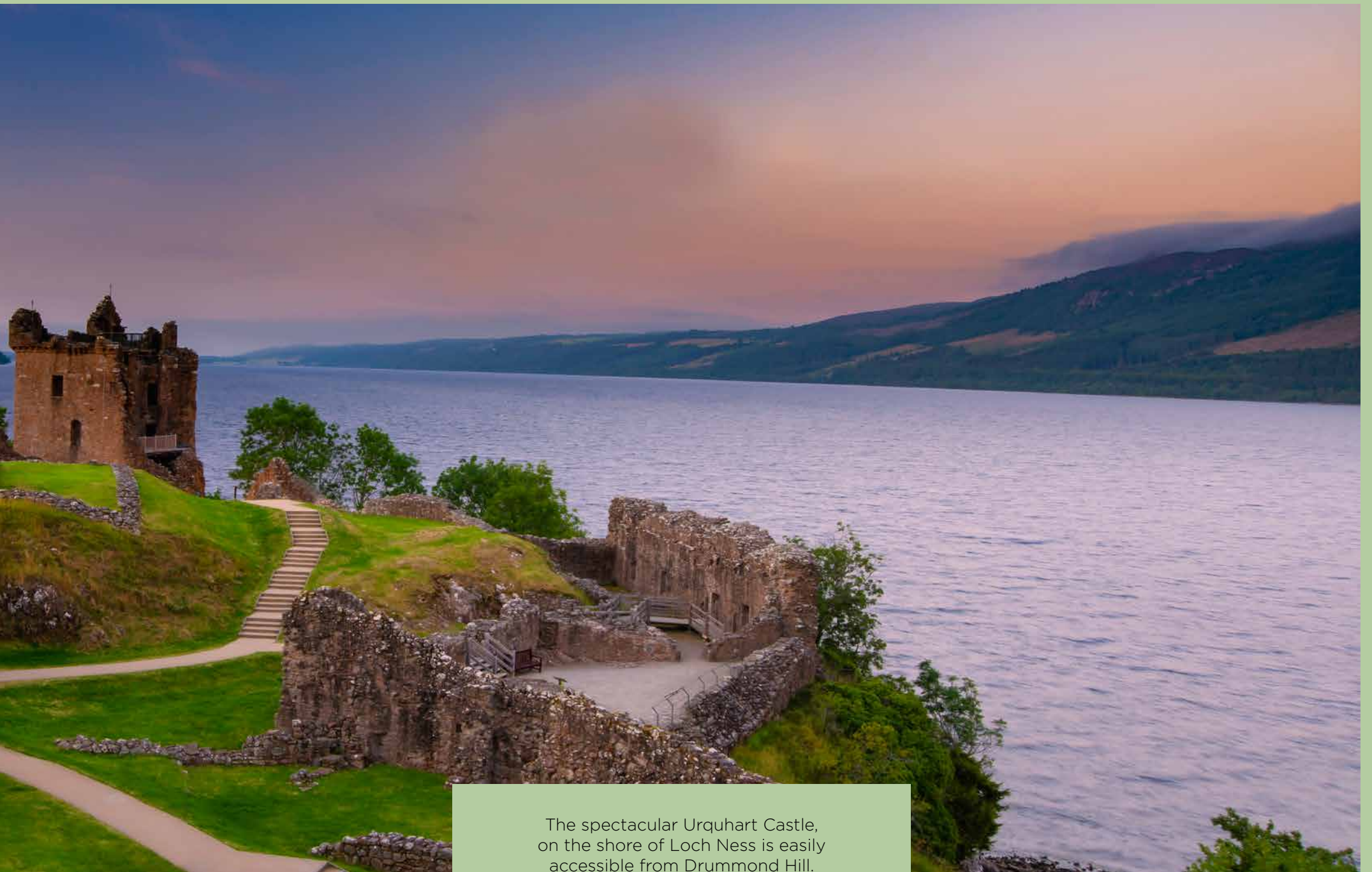
An outstanding Victorian manor house with superb character, situated within the expansive grounds of the Drummond Hill estate, in the Highland capital of Inverness, featuring beautifully landscaped gardens, a tree lined avenue and mature woodlands.

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.



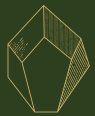
## The Botanic Collection

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.





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.



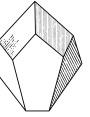
# The Mineral Collection

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

The Mineral Collection forms the centrepiece of the Drummond Hill estate, originally constructed in the late 19th century, this regal grade B listed Victorian Manor House was home to local Inverness solicitor William Burns, and his wife Mary Jane Fraser, whose marriage stone sits above the main entrance door. The design of the original house has been attributed to prominent Inverness architect, Alexander Ross, and will now be sympathetically restored into six unique apartments to form the Mineral Collection.







## The Mineral Collection: The Scottish Marble

Apartment 1

Ground floor apartment

Kitchen/lounge/dining: 7.23m x 6.88m (at widest)

Bedroom 1: 5.44m x 4.62m

En suite: 2.69m x 1.90m

Bedroom 2: 4.09m x 3.00

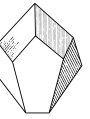
Shower room: 2.67m x 1.77m

115m<sup>2</sup> (1238 sq ft)



Please note, dimensions are approximate.

\*Note: feature fireplace  
sealed and not for use.



## The Mineral Collection: The Lewisian

Apartment 2

Ground floor apartment

Kitchen/Lounge/Dining: 7.95m x 7.22m

Bedroom 1: 5.42m x 5.27m (at longest)

En suite: 2.19m x 1.88m

Bedroom 2: 4.43m x 3.15m

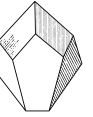
Shower room: 2.45m x 1.85m

117m<sup>2</sup> (1260 sq ft)



Please note, dimensions are approximate.

\*Note: feature fireplace sealed and not for use.



## The Mineral Collection: The Red Jasper

Apartment 3

Ground floor apartment

Kitchen/Dining: 4.92m x 4.04m

Lounge: 5.51m x 4.62m

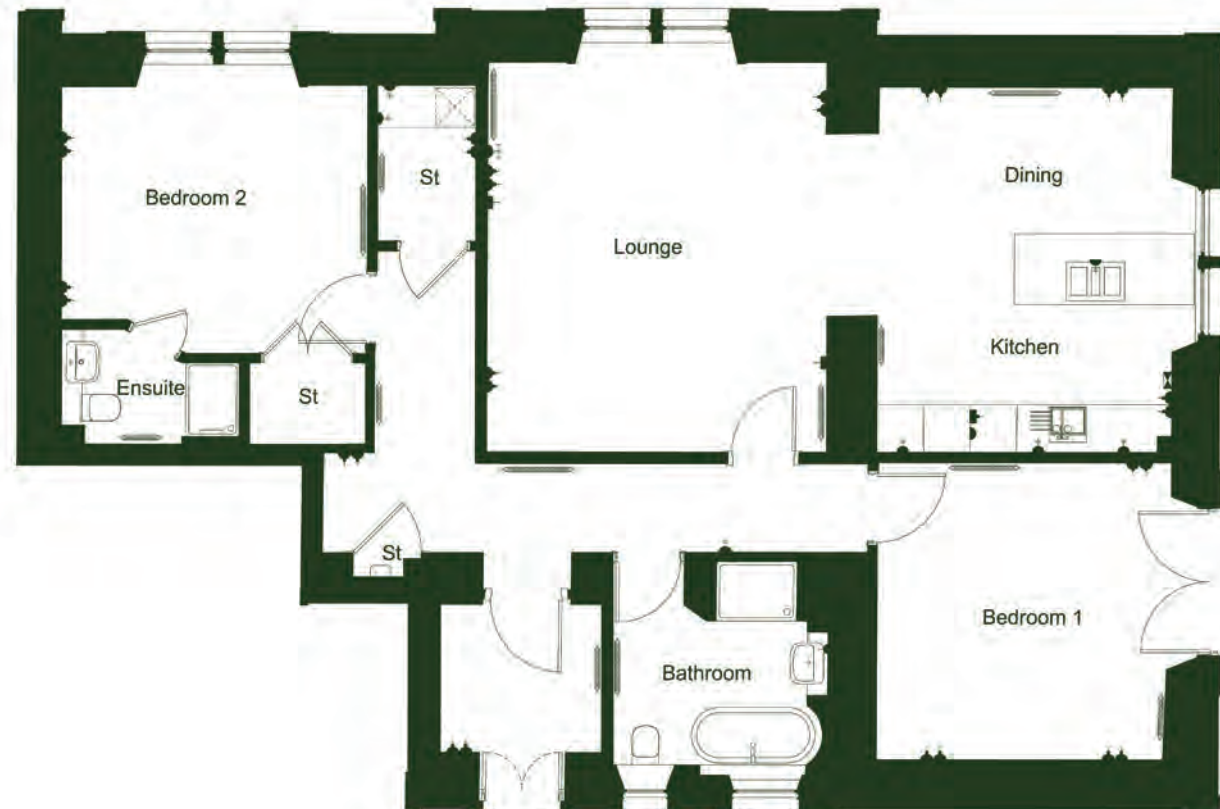
Bedroom 1: 4.39m x 4.00m

Bedroom 2: 4.14m x 3.89m (at longest)

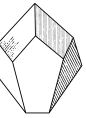
En suite: 2.41m x 1.61m

Bathroom: 2.91m x 1.94m

122m<sup>2</sup> (1313 sq ft)



Please note, dimensions are approximate.



## The Mineral Collection: The Anacline

Apartment 4

First floor apartment

Lounge/Dining: 5.71m (at widest) x 5.61m

Kitchen: 3.28m x 2.43m

Bedroom 1: 3.86m x 5.44m

En suite: 2.06m x 1.89m

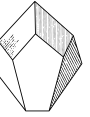
Bedroom 2: 3.17m x 3.10m

Shower room: 2.98m x 1.71m

109m<sup>2</sup> (1173 sq ft)

Please note, dimensions are approximate.





## The Mineral Collection: The Trossachs Quartz

Apartment 5

### First floor apartment

Lounge/Dining: 4.79m x 5.91m (at widest)

Kitchen: 5.63m x 2.96m

Bedroom 1: 5.25m x 5.42m

En suite: 2.93m x 1.74m

Bedroom 2: 3.15m x 3.08m

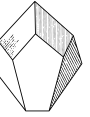
Shower room: 2.28m x 2.11m

116m<sup>2</sup> (1249 sq ft)

Please note, dimensions are approximate.



\*Note: feature fireplace sealed and not for use.



## The Mineral Collection: The Scottish Agates

Apartment 6

First floor apartment

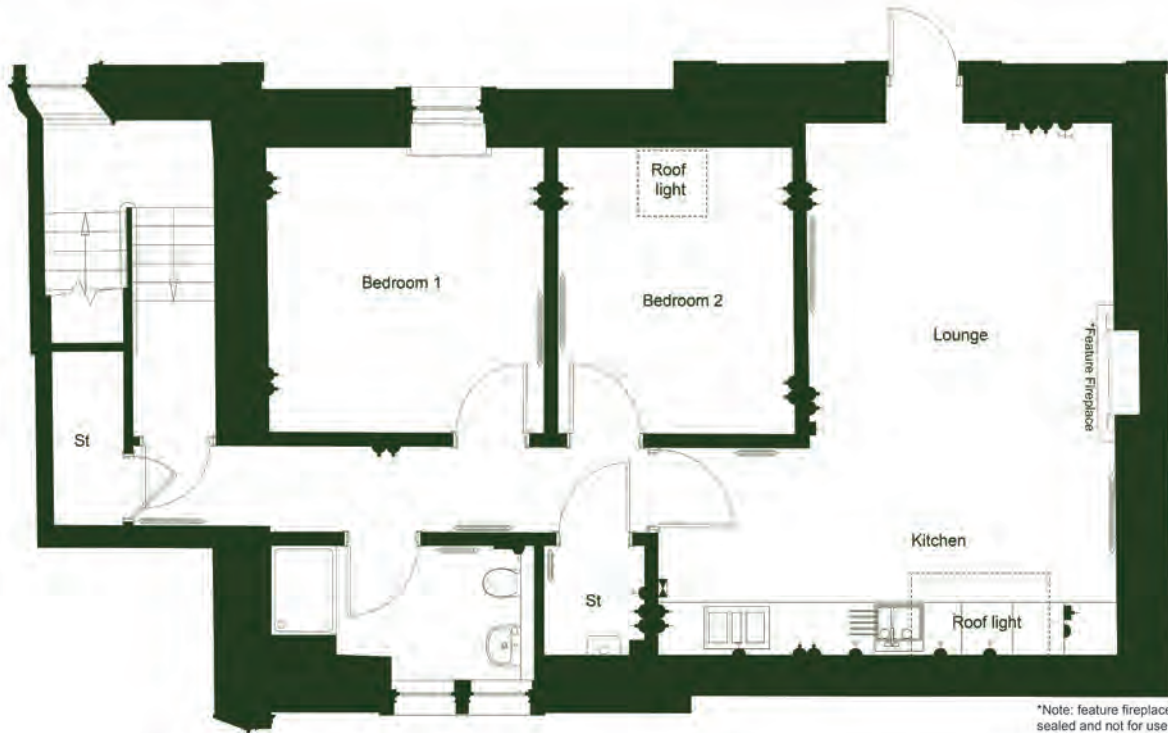
Kitchen/Dining: 6.54m x 5.65m (Lounge 3.77m)

Bedroom 1: 3.50m x 3.40m

Bedroom 2: 3.52m x 2.91m

Shower room: 3.24m x 1.65m

98m<sup>2</sup> (1055 sq ft)



Please note, dimensions are approximate.

## The Mineral Collection

The Mineral Collection will retain the splendour of the property's many period features, the impressive external façade, the striking entrance, imposing decorative fireplaces, ornate cornicing, oak panelling, and the grandeur of the sympathetically upgraded original oak staircase. This spectacular collection of six apartments will be set amidst over six acres of woodland within the prestigious Drummond Hill development, under a canopy of ancient native trees and vast open spaces where the bustle of city life feels a world away.

As residents enter over the original 19th Century mosaic floor of the remarkable historic mansion house, notable for its classic Tarradale sandstone with contrasting Marigold sandstone quoins and intricate detailing, they are enchanted by the grand entrance hall, which radiates light and elegance. This provides direct access to the two spacious ground floor apartments while upstairs apartments are accessed via the main staircase. Apartments three and six, which are housed in the former annex to the Main House, boast their own private entrances and small private walled garden spaces.

Each two-bedroom apartment within the Mineral Collection presents charm through their unique designs, while reflecting contemporary living with open plan spaces, flooded by natural light through the restored sash and case windows. The apartments offer high-specification amenities throughout and all modern luxuries you would expect within this serene setting. The kitchens, carefully curated by luxury kitchen designers Ashley Ann feature integrated Neff appliances.

Many bedrooms feature striking characteristics such as restored decorative fireplaces, bespoke wardrobe/dressing spaces, and all overlook the beautifully landscaped gardens of Drummond Hill creating a tranquil space to relax and unwind. The bathrooms and ensuites are fitted with crisp, contemporary sanitaryware, wall hung vanity units and chrome towel rails.



The exterior of Drummond Hill mansion house offers the perfect location to soak up the serene setting.



The enchanting entrance hall and the sympathetically upgraded original oak staircase.

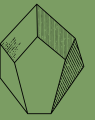


The luxurious kitchen by Ashley Ann features a selection of Neff appliances.



Many bedrooms feature striking characteristics such as restored fireplaces, bespoke wardrobe/dressing spaces and cornicing.

# Specification



## Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Worktop
- A range of integrated Neff appliances including:
  - Built-in single oven
  - Induction hob with integrated ventilation system
  - Fridge/freezer (please note: Apartment 6 has separate fridge and freezer)
  - Dishwasher
  - Washer dryer (please note: Apartment 6 washer dryer is free standing in store cupboard)
- Blanco Etagon single bowl sink

## Family Bathroom/ Shower room

- 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 in Apartment 3 only
  - Rain shower head and pole mounted shower head
  - Shower tray with slider door and screen to all apartments, apart from Apartment 4 which has a pivot door
- Ceramic wall tiling to dado height throughout and full height around shower in all apartments, and above the bath in Apartment 3 only, finished with a chrome tile trim
- Chrome towel rail
- Feature mirror

## En suite in Apartments 1-5

- 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 Ideal Rain handspray kit with hose and bracket in Apartments 1 & 4
  - Mira electric shower with fixed rain shower head and pole mounted shower head to Apartments 2, 3 & 5
  - Shower tray with slider door and screen to Apartments 3 & 5, apart from Apartment 2 which has a pivot door
- Ceramic wall tiling to dado height throughout and full height above bath where applicable/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
- 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

## Internal Finishes and Decoration

- Panelled interior doors to match existing doors, where applicable
- Walls and ceilings finished in matt emulsion

## Plumbing and Heating

- Gas heating



## DRUMMOND HILL

### On Foot

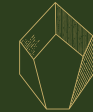
Inverness Leisure Centre - 1.5 miles  
Primary School - 0.5 miles  
Secondary School - 1.1 miles  
Superstore - 1.2 miles  
Whin park - 1.3 miles  
Ness Islands - 0.8 miles  
Caledonian Canal - 2 miles

### 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



## 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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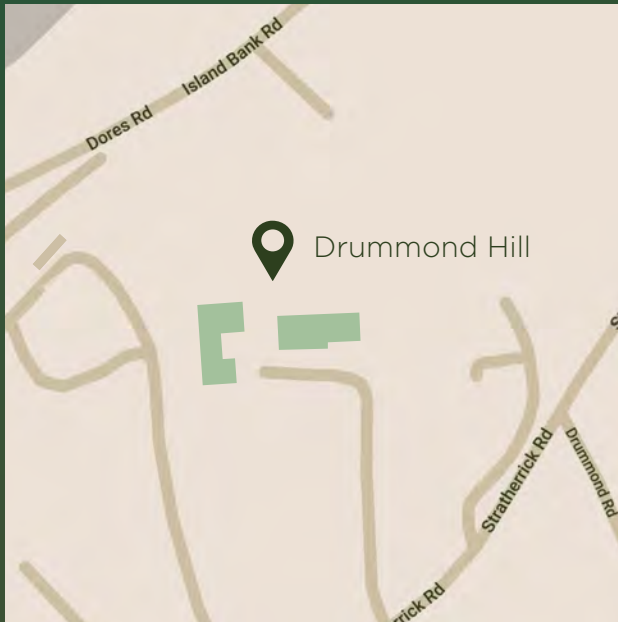
**Tulloch Homes**

01463 898670

## How to find Drummond Hill

Drummond Hill is located on  
Stratherrick Road, Inverness.

**Sat Nav: IV2 4FA.**



[drummondhill.co.uk](http://drummondhill.co.uk)

