

# THE BIRDHOUSE COLLECTION



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

DH  
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.







# 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.



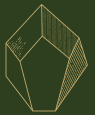
## The Botanic Collection

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 Birdhouse Collection

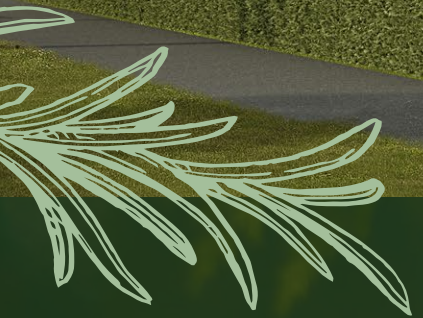
Twelve luxury new apartments, nestled within the tree-lined grounds of Drummond Hill.

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.

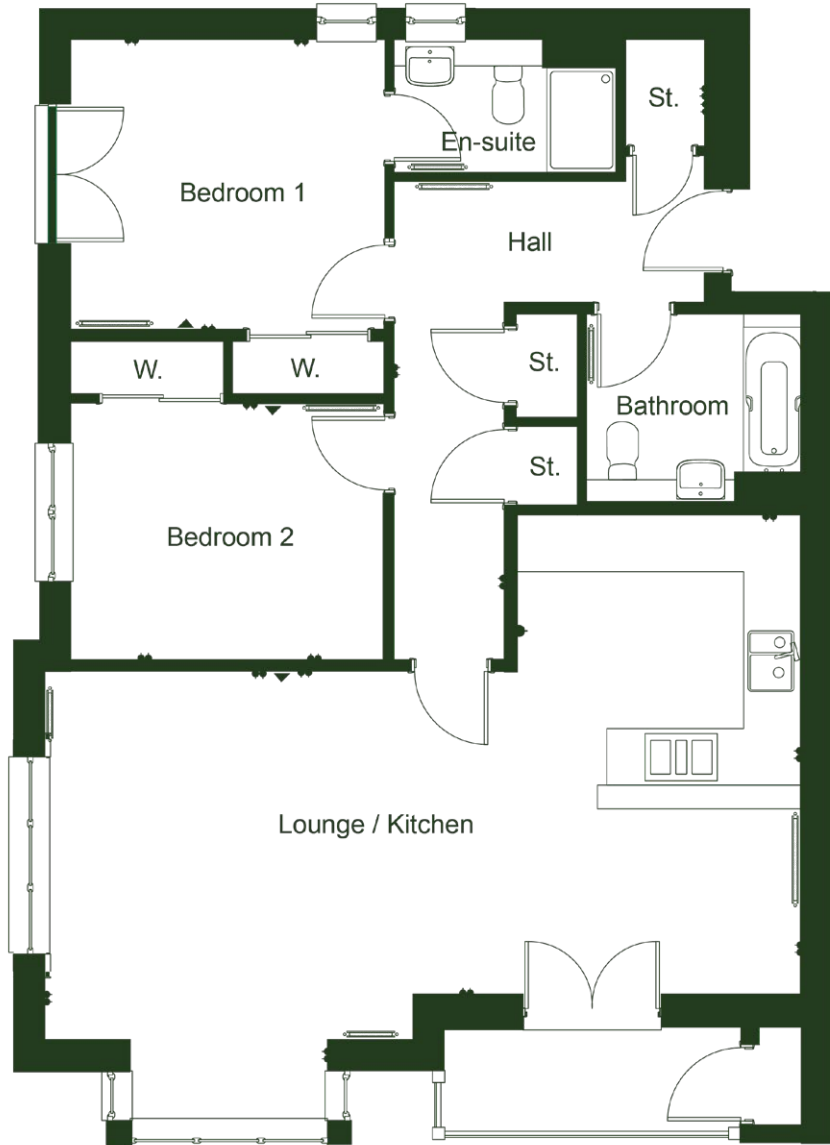
Twelve stunning apartments present contemporary living with all of the modern luxuries you would expect in living within this extraordinary setting.











## The Birdhouse Collection: South Apartment A

Ground Floor: Plot 20 - The Kingfisher

First Floor: Plot 22 - The Goosander

Second Floor: Plot 24 - The Sandpiper

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

93.8m<sup>2</sup> / 1009 ft<sup>2</sup>





## Apartment B

Ground Floor: Plot 19 - The Osprey

First Floor: Plot 21 - The Pintail

Second Floor: Plot 23 - The Moorhen

Lounge/Kitchen	8.70m x 5.53m / 44.3m <sup>2</sup>
Bedroom 1	3.64m x 3.36m / 12.0m <sup>2</sup>
Ensuite	2.55m x 1.56m / 3.9m <sup>2</sup>
Bedroom 2	3.64m x 2.94m / 10.6m <sup>2</sup>
Bathroom	2.50m x 2.17m / 5.1m <sup>2</sup>

95.9m<sup>2</sup> / 1032 ft<sup>2</sup>





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 Siemens appliances, quartz worktop and a handy instant hot water tap. 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.

# 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 compact oven with microwave function
  - Induction hob with integrated ventilation system
  - Fridge freezer
  - Washer dryer
  - 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 under wall-unit lighting

## Bathroom

- Contemporary sanitary ware from the Roca and Vado range:
  - Two drawer wall hung vanity unit with countertop basin, with Vado Edit basin mixer with clicker waste
  - Round 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 Vado Zoo shower 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
- De-misting back lit illuminating mirror

## En-suite

- Contemporary sanitary ware from the Roca and Vado range:
  - Two drawer wall hung vanity unit with countertop basin, with Vado Edit basin mixer with clicker waste
  - Round wall hung rimless WC, with concealed cistern with push button flush, soft closing seat and cover
  - Vado Edit 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)
- 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 white electric fittings in other areas
- Secure door entry system

## Internal Finishes & 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
- Facings, skirtings, cills and apron plates finished in brilliant white
- Building warranty 10 year guarantee is provided by NHBC

## Energy Performance Certificate Rating

- Average EPC rating of B

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans 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 prescribed. Nor do they constitute a contract, part of a contract or a warranty. CGIs are used for illustrative purposes only. February 2024.







## 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

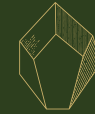
### By Car

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





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.









drummondhill.co.uk

brought to you by

**Tulloch Homes**

01463 898670

## How to find Drummond Hill

Drummond Hill is located on  
Stratherrick Road, Inverness.

**Sat Nav: IV2 4JZ.**

