

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, 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 in to 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.



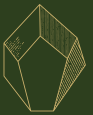
The Botanic Collection

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.



The Birdhouse Collection

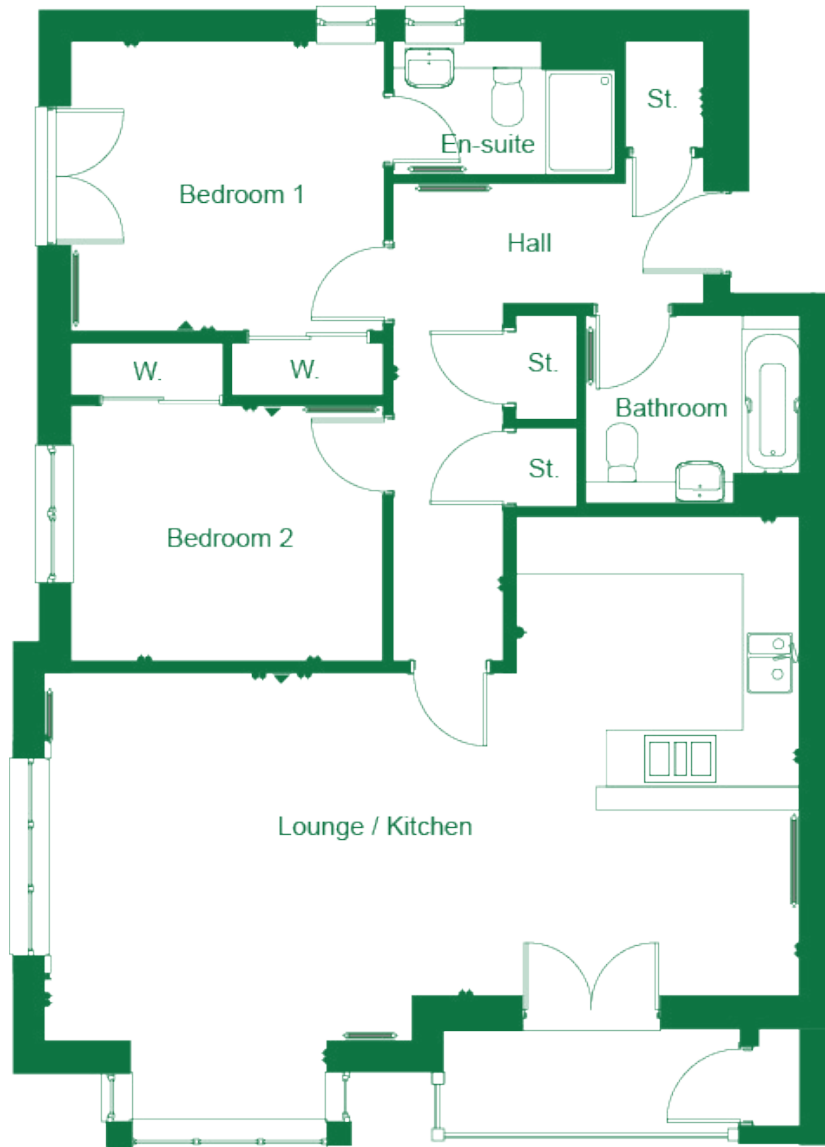
Twelve luxury new apartments, nestled within the tree-lined grounds of Drummond Hill.

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: The Kingfisher

First Floor: The Goosander

Second Floor: The Sandpiper

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



Apartment B

Ground Floor: The Osprey

First Floor: The Pintail

Second Floor: The Moorhen

Lounge/Kitchen	8.70m x 5.53m / 44.3m 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

95.9m² / 1032 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 ensuite 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. The bathroom is located centrally in the apartment, with bath and shampoo showerhead and ample storage is provided in the hallway.

Private outside space comprises ground floor terraces and private garden, perfect to entertain and relax in serene surroundings, with upper floors enjoying a balcony, an ideal space to breathe in beautiful views.





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

- TV/satellite point in lounge and TV point to all bedrooms
- 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
- 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. October 2022.





DRUMMOND HILL

On Foot

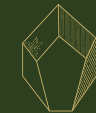
Inverness Leisure Centre - 1.5 miles
Primary School - 0.5 miles
Secondary School - 1.1 miles
Superstore - 1.2 miles
Whin park - 1.3 miles
Ness Islands - 0.8 miles
Caledonian Canal - 2 miles

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
North Coast 500 - 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, 30-35



The Orchard Collection
Plots 31-33



Within a spectacular leafy 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 Café, 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.

