

# THE ORCHARD COLLECTION



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

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.







Stunning views of Inverness Cathedral overlooking the River Ness from Inverness Castle.



# 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.



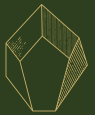
## The Botanic Collection

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 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.

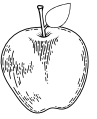
Each featuring three bedrooms, homes within The Orchard Collection complement their unique surroundings and enjoy views over the beautiful Drummond Hill grounds. Located within a serene setting, The Orchard Collection offers the best of both worlds – with easy access to the countryside and Inverness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











## The Orchard Collection: Contemporary Cottages

Plot 31: Sycamore Cottage

Plot 32: Rowan Cottage

Plot 33: Cypress Cottage

### Ground floor

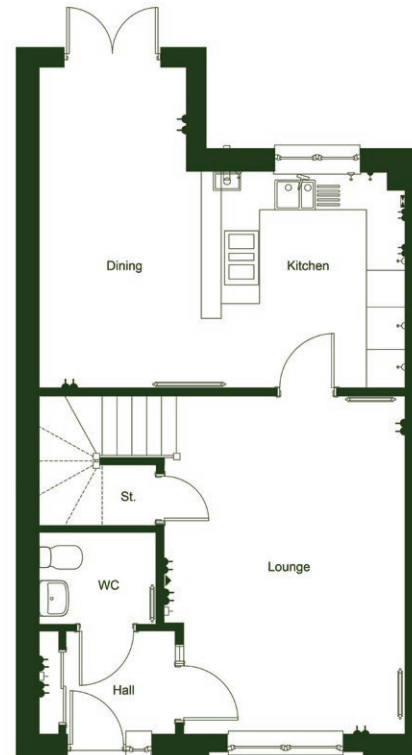
Lounge	5.26m x 3.42m / 18.9m <sup>2</sup>
Kitchen/Dining	5.68m x 3.39m extending to 4.96m / 22.84m <sup>2</sup>
Cloakroom/WC	1.80m x 1.42m / 2.56m <sup>2</sup>

### First floor

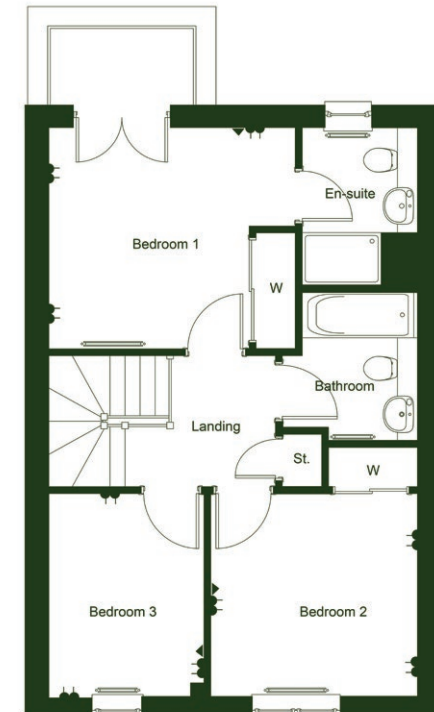
Bedroom 1	3.75m x 3.40m / 11.44m <sup>2</sup>
En suite	1.75m x 2.39m / 4.18m <sup>2</sup>
Bedroom 2	3.15m x 3.15m / 9.92m <sup>2</sup>
Bedroom 3	3.15m x 2.40m / 7.5m <sup>2</sup>
Bathroom	1.75m x 2.27m / 4.2m <sup>2</sup>

103m<sup>2</sup> (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





## 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

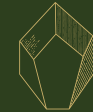
### By Car

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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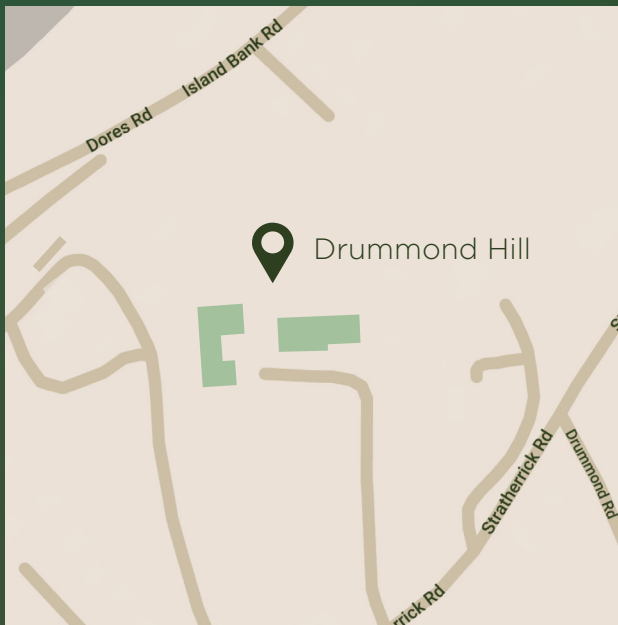
**Tulloch Homes**

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)

