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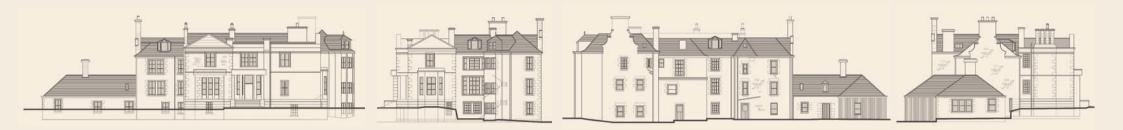
Stulloch Homes

Nestled in mature parkland and surrounded by beautiful, protected woodland, Hedgefield House offers a rarely available opportunity to acquire one of nine unique homes.

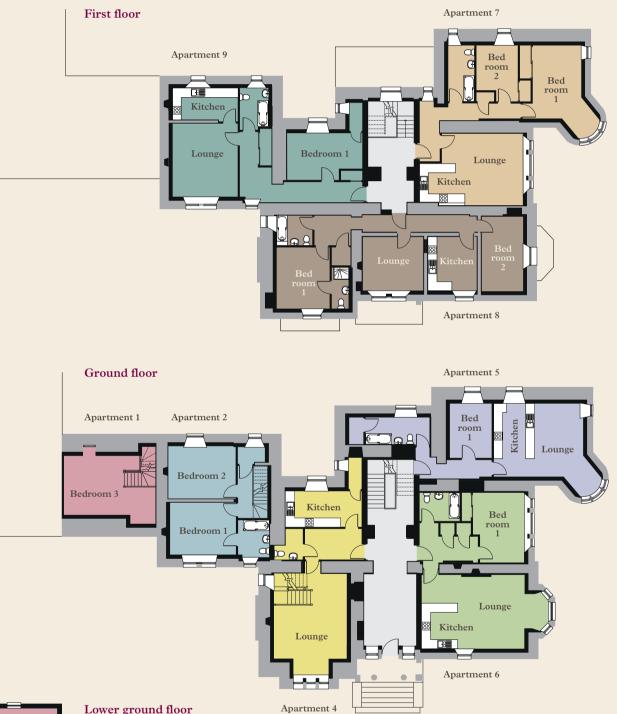
The Grade B listed building, set in a prime location within walking distance of Inverness city centre, is a perfect expression of the grandeur of the Edwardian era. Originally constructed in 1821 for Robert Eden, Bishop of Moray, the restoration of Hedgefield House will now provide the perfect lifestyle environment for the discerning home buyer. Tulloch Homes is re-creating this spectacular mansion by converting it into bespoke one, two and three bedroom apartments. The impressive external facade, together with the imposing main entrance and staircase, are being carefully restored to retain the majestic original character of the building.

Well-appointed kitchens including top of the range appliances, traditionally styled bathrooms and en suites – all with high quality interior finishes and fittings – demonstrate the level of comfort attained by these individually styled homes. The works carried out to restore this historic property to its former glory, and the many original architectural features retained, reflect the special opportunity now offered. Due to the superb location and finish, demand for these unique apartments will be high.

Hedgefield offers ideal lifestyle options, with easy access to the City Centre and all road, rail and air connections. The secluded location, accessed by a beautiful tree-lined drive, and bordered by beautiful lawns and landscaped gardens, is the perfect place to call home – your new home.



Apartment 9		
Lounge	4.85m x 4.32m	15' 11" x 14' 2"
Kitchen	4.35m x 2.08m	14' 3" x 6' 10"
Bedroom	4.99m x 3.11m	16' 5" x 10' 2"
Bathroom	2.77m x 1.89m	9' 1" x 6' 2"
Apartment 8		
Lounge	4.03m x 3.57m	13' 3" x 11' 8"
Kitchen	3.57m x 3.24m	11' 8" x 10' 8"
Bedroom 1	4.06m x 3.51m	13' 4" x 11' 6"
En suite	2.73m x 1.14m	8' 11" x 3' 9"
Bedroom 2	4.95m x 2.74m	16' 3" x 9' 0"
athroom	2.36m x 1.98m	7' 9" x 6' 6"
Apartment 7		
Kitchen/Lounge	6.87m x 4.77m	22' 6" x 15' 8"
Bedroom 1	4.83m x 3.21m	15' 10" x 10' 6"
Bedroom 2	3.70m x 2.85m	12' 2" x 9' 4"
Bathroom	3.70m x 1.65m	12' 2" x 5' 5"
Apartment 6		
Kitchen/Lounge	6.73m x 4.89m	22' 1" x 16' 1"
Bedroom 1	4.63m x 3.38m	15' 2" x 11' 1"
athroom	2.64m x 1.89m	8' 8" x 6' 2"
Apartment 5		
- Kitchen/Lounge	5.85m x 4.84m	19' 2" x 15' 11"
Bedroom 1	3.61m x 2.95m	11' 10" x 9' 8"
Bathroom	4.19m x 1.78m	13' 9" x 5' 10"
Apartment 4 – low	er ground floor	
Bedroom 1	3.90m x 3.36m	12' 10" x 11' 0"
En suite	2.23m x 1.50m	7' 4" x 4' 11"
Bedroom 2	4.99m x 3.16m	16' 5" x 10' 4"
Bathroom	3.73m x 2.57m	12' 3" x 8' 5"
Apartment 4 – gro	und floor	
Lounge	6.69m x 4.77m	22' 0" x 15' 8"
Kitchen	4.99m x 2.37m	16' 5" x 7' 9"
ŴС	2.03m x 1.86m	6' 8" x 6' 1"
Apartment 3		
Kitchen/Lounge	5.90m x 4.81m	19' 4" x 15' 9"
Bedroom 1	4.51m x 2.89m	14' 9" x 9' 6"
En suite	2.35m x 1.34m	7' 8" x 4' 5"
Bedroom 2	3.61m x 2.74m	11' 10" x 9' 0"



E Lower ground floor

Apartment 3

Bathroom 2.39m x 2.35m 7' 10	10" x 7' 8"
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Apartment 2 – lower ground floor				
Kitchen/Lounge	7.10m x 4.22m	23' 3" x 13' 10"		
Shower Room	2.25m x 2.16m	7' 5" x 7' 1"		
Apartment 2 – ground floor				
Bedroom 1	4.32m x 3.46m	14' 2" x 11' 4"		
En suite	2.46m x 2.05m	8' 1" x 6' 9"		
Bedroom 2	4.43m x 3.47m	14' 6" x 11' 4"		

Apartment 1 – lowe	r ground floor			
Lounge	4.60m x 4.60m	15' 1" x 15' 1"		
Kitchen	5.72m x 3.80m	18' 9" x 12' 6"		
Bedroom 1	3.79m x 3.34m	12' 5" x 11' 0"		
Bedroom 2	4.71m x 3.10m	15' 5" x 10' 2"		
Bathroom	2.92m x 2.07m	9' 7" x 6' 10"		
Apartment 1 – ground floor				
Bedroom 3	6.01m x 3.91m	19' 9" x 12' 10"		



Apartment 4

Due to the nature of a listed building we cannot guarantee the accuracy of the room sizes within this sales guide. Certain elements have been retained at the request of the Highland Council Conservation Officer and such items must be included within any given property in order for Tulloch Homes to comply with the approved Planning & Listed Building Consent. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. This brochure and these particulars do not constitute a contract, part of a contract or a warranty and no part of this document will be accepted as part of any offer to purchase.