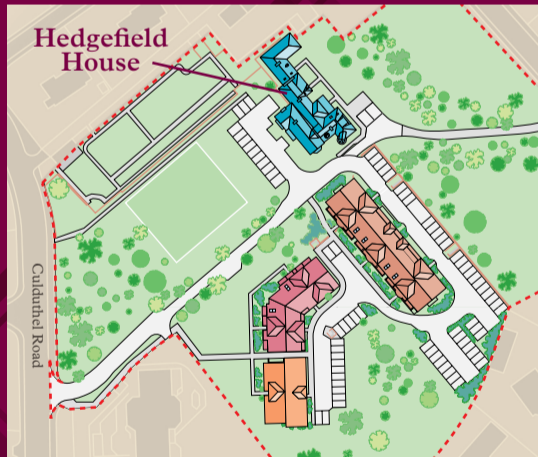


HEDGEFIELD HOUSE



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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.



<b>Apartment 9</b>		
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"
<b>Apartment 8</b>		
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"
Bathroom	2.36m x 1.98m	7' 9" x 6' 6"
<b>Apartment 7</b>		
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"
<b>Apartment 6</b>		
Kitchen/Lounge	6.73m x 4.89m	22' 1" x 16' 1"
Bedroom 1	4.63m x 3.38m	15' 2" x 11' 1"
Bathroom	2.64m x 1.89m	8' 8" x 6' 2"
<b>Apartment 5</b>		
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"
<b>Apartment 4 – lower ground floor</b>		
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"
<b>Apartment 4 – ground floor</b>		
Lounge	6.69m x 4.77m	22' 0" x 15' 8"
Kitchen	4.99m x 2.37m	16' 5" x 7' 9"
WC	2.03m x 1.86m	6' 8" x 6' 1"
<b>Apartment 3</b>		
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"
Bathroom	2.39m x 2.35m	7' 10" x 7' 8"
<b>Apartment 2 – lower ground floor</b>		
Kitchen/Lounge	7.10m x 4.22m	23' 3" x 13' 10"
Shower Room	2.25m x 2.16m	7' 5" x 7' 1"
<b>Apartment 2 – ground floor</b>		
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"
<b>Apartment 1 – lower ground floor</b>		
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"
<b>Apartment 1 – ground floor</b>		
Bedroom 3	6.01m x 3.91m	19' 9" x 12' 10"

