



**BLAIR LOMOND HOUSE**  
11 DRUMMOND CRESCENT, INVERNESS



# BLAIR LOMOND HOUSE, 11 DRUMMOND CRESCENT, INVERNESS

An outstanding B Listed house of note in stunning grounds.

City centre 1 mile. ■ Airport 10 miles.

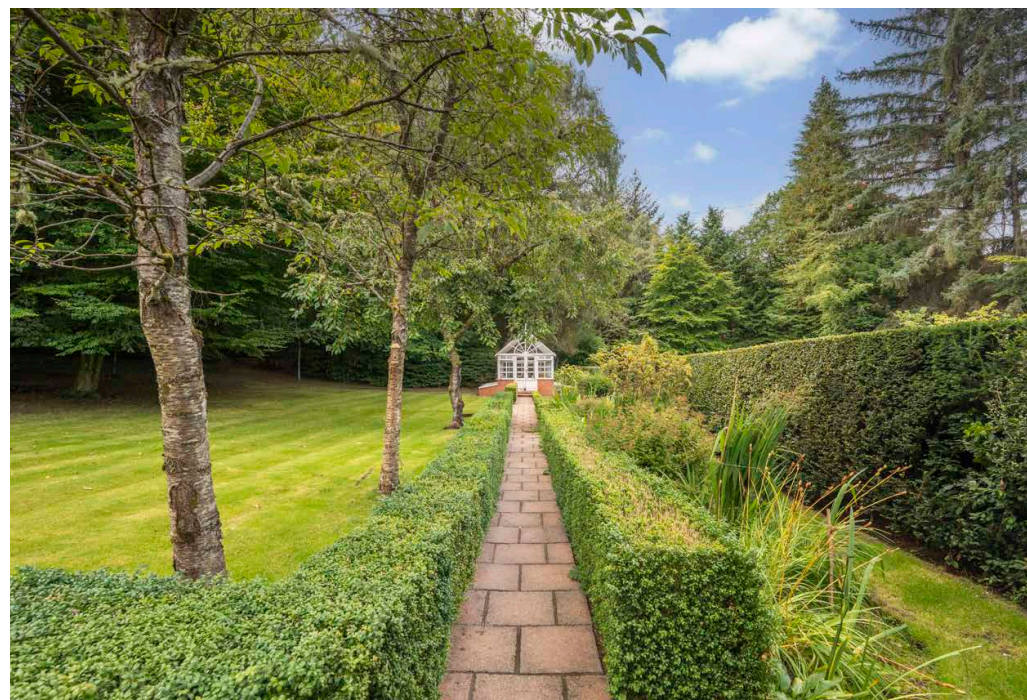
- Three Reception Rooms. Four Bedrooms.
- An exceptional standard of accommodation.
- Garage block, garden room and den/games room.
- Beautiful formal gardens and exquisite walled garden.
- Mature mixed woodland.
- Very private and with electric gates and full security system.
- Within the Riverside conservation area and easy reach of the city centre.

About 2.3 acres (0.9 hectares) in all.

Offers Over £1,750,000

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com



### SITUATION

Blair Lomond is a handsome B Listed Victorian house in the highly sought-after Riverside Conservation Area of Inverness. The property is outstanding, having all the qualities of an impressive country house in a very private setting and yet is within easy walking distance of the city centre, Eden Court Theatre and the River Ness.

Inverness has all the facilities of a thriving modern city and the mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport, about a twenty minute drive away, offers regular flights to the south and Europe.

The countryside of the Scottish Highlands is varied from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

### DESCRIPTION

The current owner purchased Blair Lomond in 1999 shortly after the house and grounds had been fully renovated. This work was carried out to a very high standard to create an exceptional property of some presence with well laid out accommodation which is both very comfortable and of a manageable size. Original features have been retained or restored and include an impressive staircase, panelled doors, intricate cornicing, and fireplaces. The seller has carried out further improvements to the house and these include stunning interior design, new kitchen and bathroom fittings, an electric awning over the side terrace, and a recently renewed security and lighting system.

### ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Drawing Room. Dining Room. Sitting Room. Dining Kitchen. Utility Room/Boot Room. Shower Room.

First Floor – Master Bedroom Suite with en suite Bathroom and Dressing Room. Bedroom 2 with en suite Bathroom. Two further Bedrooms. Bathroom.

### GARDEN GROUNDS

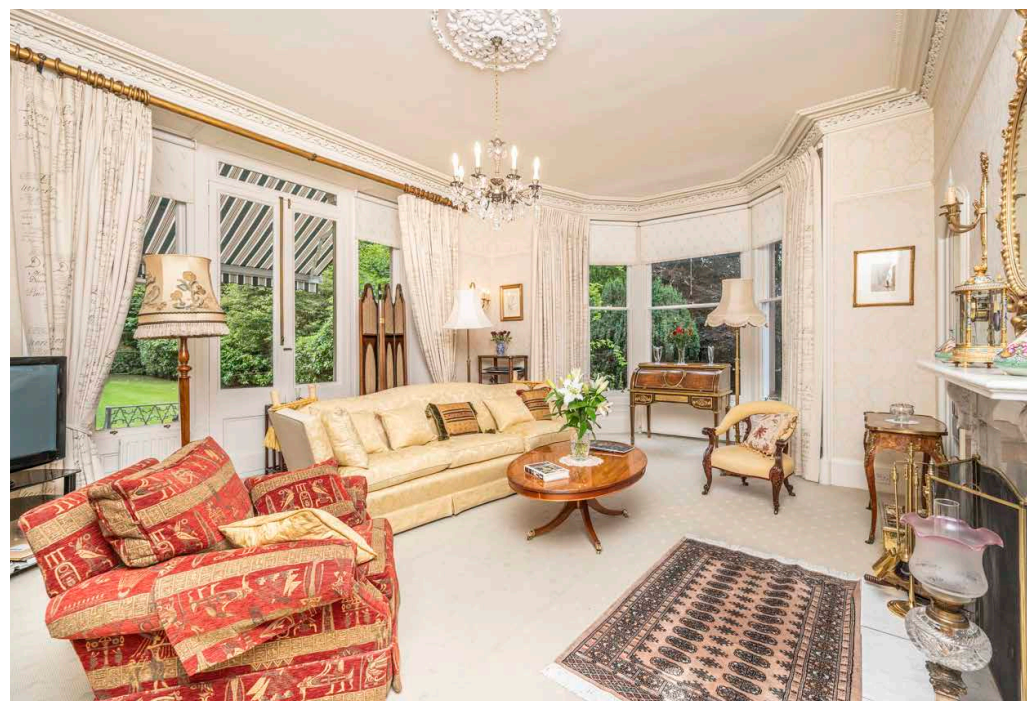
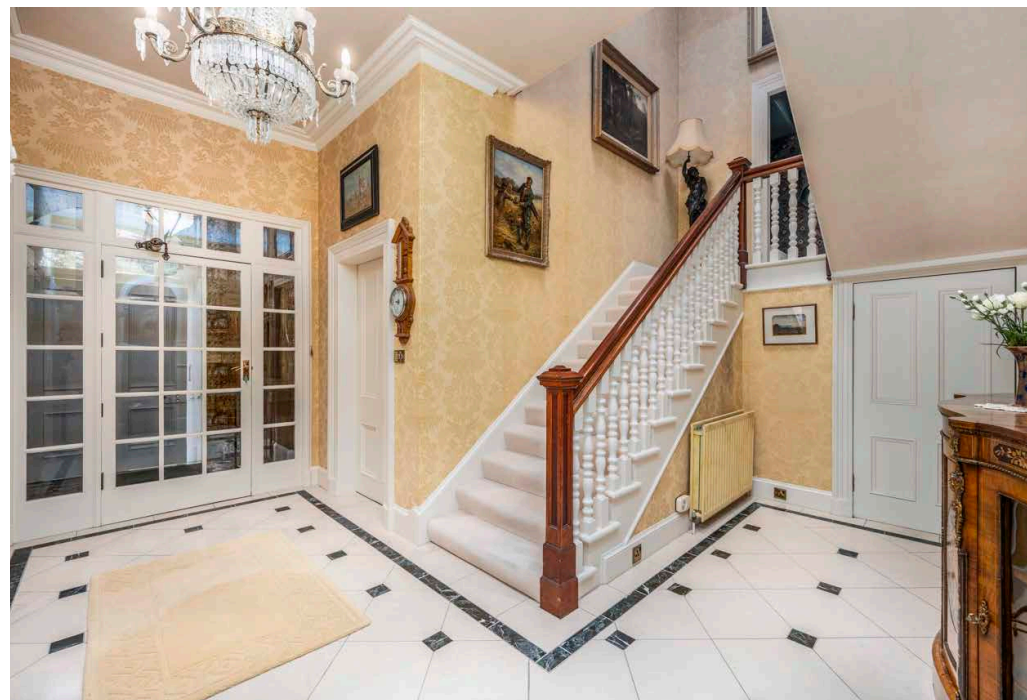
The property is approached from the public road, electric gates opening to a driveway leading through the grounds to a parking area at the side of the house.

The grounds extend to approximately 2 acres and comprise established formal gardens and magnificent mixed woodland providing total seclusion and creating a sheltered growing environment. The gardens have mixed plantings of herbaceous perennials and specimen trees and shrubs giving shape and colour throughout the year. Clipped box hedging edges paths through the grounds, while to one side of the house is a tennis lawn and to the rear is an exquisite walled garden and small orchard. Adjacent to the south side of the house is a flagstone terrace, flanked by two beautiful magnolia trees and with an automatic awning and french doors to the house.

### OUTBUILDINGS

Adjacent to the rear of the house is an L-shaped range of buildings creating a sheltered courtyard and comprising a den/games room, garden room, boiler room and WC. This offers the potential for conversion, subject to the necessary consents.

Within the grounds is a modern garage building built in the style of the house with stone facings and a Ballachulish slate roof. This comprises a double garage, workshop, general store and external staircase leading to the full-size attic room.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	H	Available*	Available*	E	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - ///sleep.focal.badly

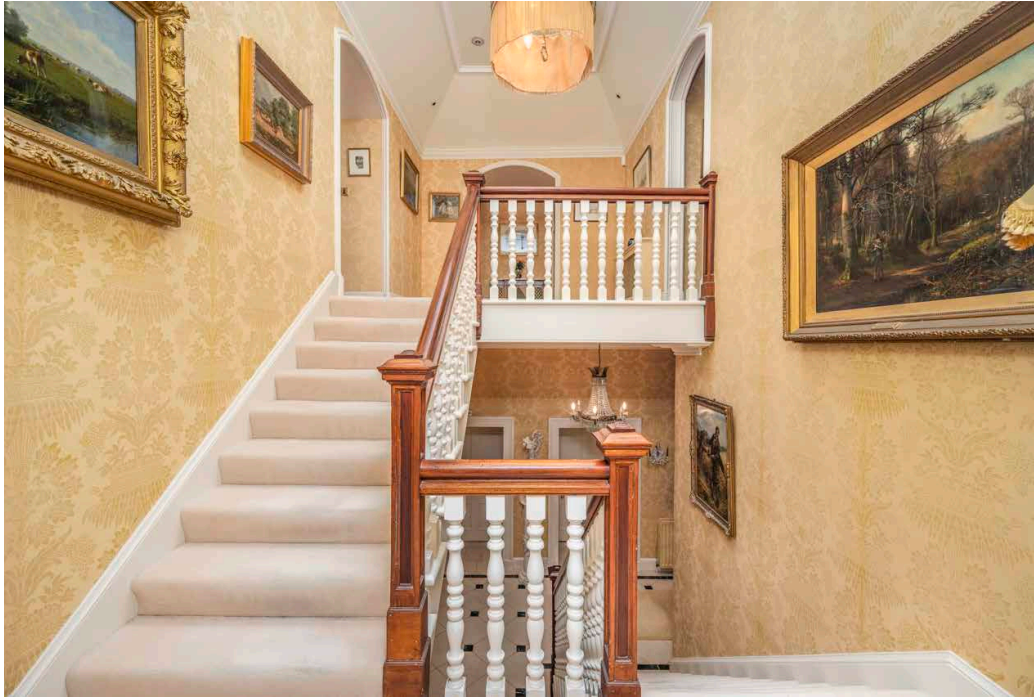
MOVEABLES

All fitted carpets and curtains are included in the sale. Further items including the chandeliers may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.





**POST CODE**

IV2 4QW

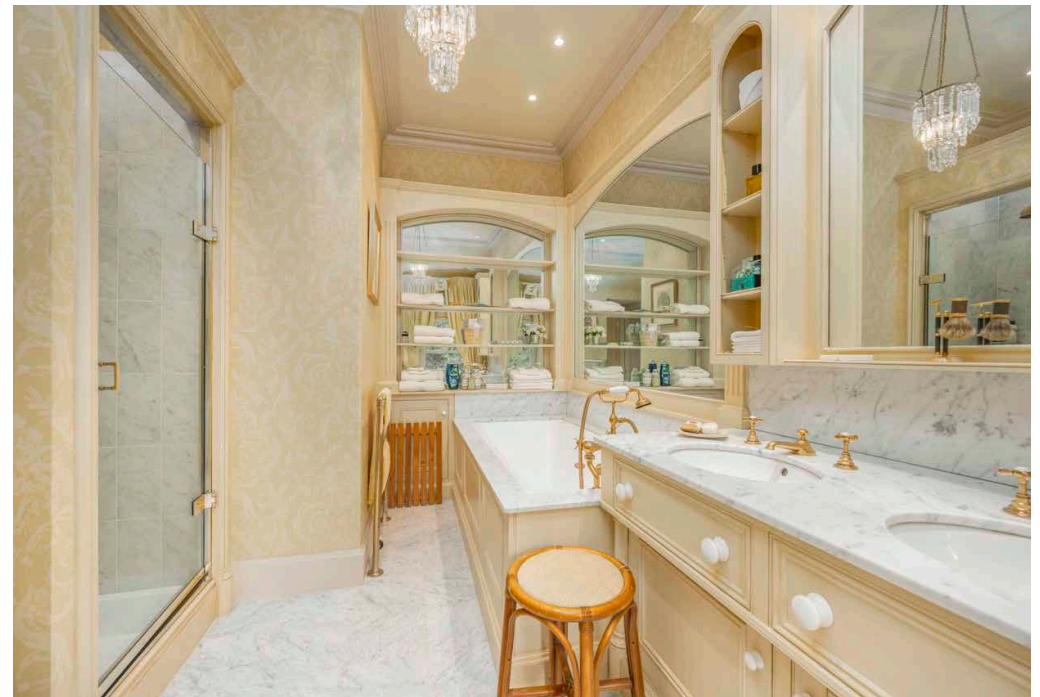
**SOLICITORS**Murchison Law  
Inverness**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

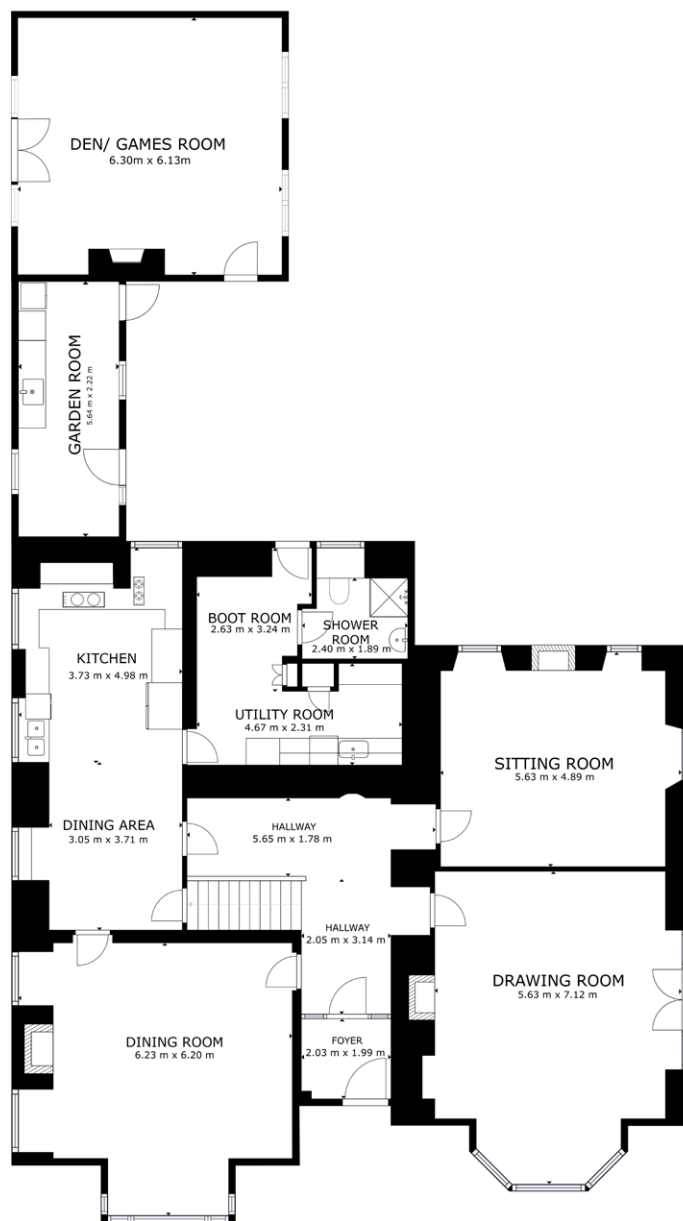
Failure to provide required identification may result in an offer not being considered.

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.



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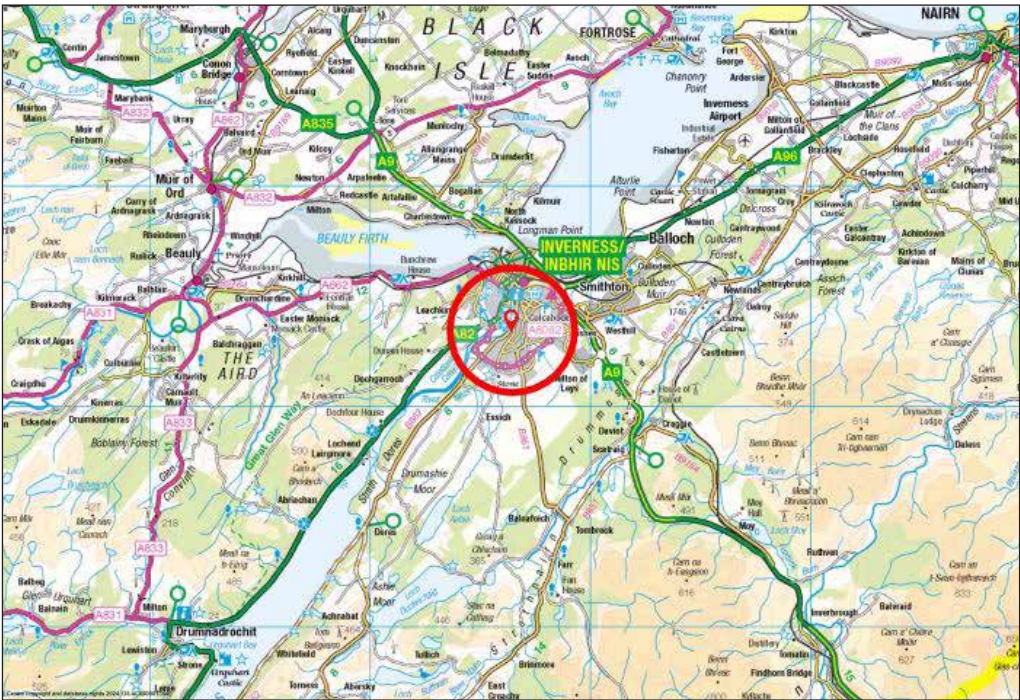
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 194.97 m<sup>2</sup>, FLOOR 2: 198.27 m<sup>2</sup>  
 TOTAL: 393.24 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**Galbraith**



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