









Building Element	Item	Significance	Reason		Image
Room LG 02	Traces of 1760 house	EXCEPTIONAL	Main cellar area of 1760 house. Step down across centre may be trace of old pre-1760 north gable wall line.		
Room LG 03	Traces of 1760 house	EXCEPTIONAL	Evidence for former lathe and plaster work. Window has early distinctive purple grained sandstone cill. Splayed window opening		
Room LG 04	Inside of window c.1760.	EXCEPTIONAL	Blocked splayed, former external window opening with surviving plaster in-situ		
Room LG 05	Outside wall of 1760 house and window opening	EXCEPTIONAL	Back wall of narrow house of c.1760 and outside of window seen in LG04.  Blocked external window to side of some interest as contains 19 <sup>th</sup> century bricks with manufacturers name embossed		
Room LG 06	No features of interest	MARGINAL			
Room LG 07	No features of interest	MARGINAL			
Room LG 08	Massive wall on east side may be only remnant of 16/17 <sup>th</sup> century building	EXCEPTIONAL			



Building Element	Item	Significance	Reason		Image
Room LG 09	Late 18 <sup>th</sup> century back entrance?	EXCEPTIONAL	Entrance door and tri-partite surround on westwall built in the style of the 1780. Evidence for fine work of the late 18 <sup>th</sup> century		
Room LG 10	Modern partitioned space	MARGINAL			
Room LG 11	Build of 1894 and later	MARGINAL			
Room LG 12	Modern build but with fine sandstone staircase	SOME			
Loggia	Main room.	EXCEPTIONAL	Alpine style loggia with north facing views towards loch Ness, flanked by the two towers provided panelled rooms for storage of hunting equipment and game. Secret doors to LG2 with modern PVC glass doors to rear. Fitted with semi-circular shelving.		



Building Element	Item		Reason		Image
L2	Tower basement	EXCEPTIONAL	Pine clad room with pine batten door and wooden coving. Unpainted 12 pane sash window		
L3	Tower basement	EXCEPTIONAL	Pine clad tower basement with pine batten door. Used for storage of guns, fitted with shelving and wooden coving. 12 pane sash window		
Ground Floor			Uniform decorative scheme throughout most of the house associated with extensive refurbishment work of 1893; characterised by five panel wooden doors, cast iron		

Building Element	Item	Significance	Reason		Image
			fireplaces, plaster cornice work, skirting board and 6 ½ " tongue and groove floorboards.		
Room G 01	Entrance Door	EXCEPTIONAL	Single door pre-dating works of 1894 and with central vertical rebate to give appearance of late 18 <sup>th</sup> / early 19 <sup>th</sup> century twin doors. 4 panel door, painted black on exterior and white in the interior.		
	Door Furniture	EXCEPTIONAL	Lion Head knocker, brass door handle, door bell and internal lock case. Recent draught proofing of no interest.		
	Fanlight	EXCEPTIONAL	Metal framed fanlight of early 18 <sup>th</sup> / late 19 <sup>th</sup> century design with later electric conduit over for central door light. Fanlights were originally intended to create light in the entrance hall, but from Georgian times became increasingly ornate.		






Building Element	Item	Significance	Reason		Image
Room G 02	Painted wooded panelling and newel posts on staircase	CONSIDERABLE	Staircase hall with open well wooden cantilevered stair and decorative balusters and newel posts in high Victorian gothic style. Treading painted on edges only for carpeting in centre; some stair rod hooks intact.		
	Plaster arch and cornice at approach to G09 hallway	CONSIDERABLE	Archways and gently curved walls have a significant contribution to make towards retaining 19 <sup>th</sup> century character		
	Skirting	CONSIDERABLE	Skirting on stair well intact, but removed from hall		



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	Archway into G11	CONSIDERABLE	Archways are a continuing theme throughout the house and so should be retained. It also introduces a less rigid formal line before entering curved projecting towers.		
	Archway into G10	CONSIDERABLE	Archways are a continuing theme throughout the house and so should be retained. It also introduces a less rigid formal line before entering curved projecting towers.		
Room G 04	Fireplace	EXCEPTIONAL	Original oak fireplace with stone hearth and plain stone surround		




Building Element	Item	Significance	Reason		Image
	Windows	EXCEPTIONAL	The retention of the sash windows is vital in retaining historic character both to internal and external elevations and as a unifying feature imposed by Carruthers throughout the house. This includes the glazing bars, and window fittings such as catches. Original lintel survives above both sets of window. Two sets of double 4x4 pane lights.		
	Replacement partition walling on north and west walls and plastic piping	MARGINAL	New partition walling is made from modern materials and of no historic interest. The new angles between rooms that it creates tends to form sharp right angles rather than the curved ones favoured in the Carruther's design.		



Building Element	Item	Significance	Reason		Image
Room G 05	Lath and plaster ceiling	CONSIDERABLE			
	Blocked doorway	SOME	Evidence of former use		
	ceiling coving	CONSIDERABLE	harmonises room and incorporates into overall house design.		
	skirting	CONSIDERABLE	harmonises room and incorporates into overall house design.		



Building Element	Item	Significance	Reason		Image
	hatch	MARGINAL	Hatch inserted into wall, probably not original		
	windows	EXCEPTIONAL	The retention of the sash windows is vital in retaining historic character both to internal and external elevations and as a unifying feature imposed by Carruthers throughout the house. This includes the glazing bars, and window fittings such as catches. Double 4x4 pane sashes.		
Room G 06	staircase	SOME	Modern stone staircase in red sandstone of considerable quality		
	window in room	CONSIDERABLE	Modern replacement 15 pane sash window – use is in-keeping with mid 19 <sup>th</sup> century design		





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	window above stair	CONSIDERABLE	casement window of 10x2 panes, matches casement above on first floor and is directly below it		
	Recess	MARGINAL	modern recess		
	North wall	CONSIDERABLE	Shows evidence of external harling or rough casting from earlier phase of work, possibly 1760		
	Flooring	MARGINAL	Modern flooring of soft wood panels		



Building Element	Item	Significance	Reason		Image
Room G 07	doorway to G8	EXCEPTIONAL	Two doorways with adjoining tongue and groove lined corridor, required because of former chimney stack in the separating wall which would have originally housed a range.		
	windows	EXCEPTIONAL	Tri-partite sash in west wall and 15 pane multi sash in north wall. Side windows appear to have originally been 'blind' and only opened up as part of works of 2003.		
	lathe and plaster	CONSIDERABLE	In good condition throughout apart from where removed above window		
	fireplace	CONSIDERABLE	fireplace in bedroom style indicative of original use of room. Cast iron with painted tile surround.		



Building Element	Item	Significance	Reason		Image
	ceramic enamelled vent	CONSIDERABLE	Vent to air stack		
	floorboards	CONSIDERABLE	Historic character and helps to ensure breathability. Painted edges where carpet not fitted wall-to-wall		
Room G 08	windows	EXCEPTIONAL	Fifteen pane sash window. Pulley above the latter window, possibly as part of mechanism to make opening the top sash easier – popular in the late 19 <sup>th</sup> century. Evidence of a former fitting to the centre of the top sash suggesting a sash eye or similar for pulling the top sash with a sash stick hook.		



Building Element	Item	Significance	Reason		Image
	Internal door to G7	CONSIDERABLE	Five panel door		
	Walls	CONSIDERABLE	The outside north wall appears to have had tongue and groove panelling typical of a service rooms such as a kitchen and used by arts and crafts designers such as Carruthers. These have now been removed. The internal partition wall between hall G9 and G8 curves at the corner adding character and interest. This is highlighted by the ceiling coving. The modern lift destroys the gently curving lines of the coving.		




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Room G 09	Walls	CONSIDERABLE	The narrow walls with curves at each end display the Victorian ideal of a medieval castle. The junction with G6 (to the basement) and G& (bedroom) has former render exposed behind lath and plaster work which has been ripped out. This wall appears therefore to have been external in an earlier house layout. A substantial oak beam over this section with some bark remaining has also been exposed.		
Room G 10	Window	EXCEPTIONAL	8 pane sash windows with brass sash catches. Designed to match the majority of other windows in the house.		
	Skirting	CONSIDERABLE	Skirting finishes off the plastered walls.		
	Floorboards	CONSIDERABLE	Wide floorboards continue through from G3 drawing the eye		





Building Element	Item	Significance	Reason		Image
			into the turret		
	Arched entrance	CONSIDERABLE	Twinned with opposite archway to G11. Continues the arched theme present throughout the house and the gently curving nature of Carruthers's design		
	Ceiling	CONSIDERABLE	Part of Carruther's design, coving emphasises the curved shape of the room		
	Coving and skirting	CONSIDERABLE	Coving picks out curving wall to G9		



Building Element	Item	Significance	Reason		Image
Room G 11	Window	EXCEPTIONAL	12 pane sash windows with brass sash catches, slightly curved to fit in projecting tower. Designed to match the majority of other windows in the house.		
	Skirting	CONSIDERABLE	Skirting finishes off the plastered walls.		
	Floorboards	CONSIDERABLE	Wide floorboards continue through from G3 drawing the eye into the turret		
	Coving	CONSIDERABLE	Coving emphasises the gothic tower shape and draws the eye into the tower. It also creates a better finish and is typical of mid to late 19 <sup>th</sup> century styles.		




Building Element	Item	Significance	Reason		Image
	Arched entrance	CONSIDERABLE	Twinned with opposite arched entrance to G10. Continues the arched theme present throughout the house and the gently curving nature of Carruthers's design	Retain	
First Floor					
Room FF 01	Internal glazed door	CONSIDERABLE	Part of decorative scheme of 1894 and ties in with ornate glass doors on ground floor and the design matches the overlight above FF1	Retain, currently stored in Room G03	


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	Overlight	CONSIDERABLE	Matches the internal doors and allows light into the hall. The simple design reflects a growing rejection of Victorian ornate styles seen in the arts and crafts movement which Carruthers admired.		
	Window	EXCEPTIONAL	Double 8 pane sashes with shutters, sash catches and lifters remaining		
	Quatrefoil window	EXCEPTIONAL	Part of the pre- Carruthers design of c.1820-40		




Building Element	Item	Significance	Reason		Image
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
Room FF 02	Stairwell	CONSIDERABLE	Staircase hall with open well wooden cantilevered stair and decorative balusters and newel posts in high Victorian gothic style. Treading painted on edges only for carpeting in centre; some stair rod hooks intact.		
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
	Arch to FF10	CONSIDERABLE	Continues the arched theme present throughout the house and the gently curving nature of Carruthers's design. Twinned with arch below between G2 and G9		




Building Element	Item	Significance	Reason		Image
Room FF 03	Evidence of former layout	SOME	Previous partition wall and carpeting scheme seen in varnished/unvarnished areas of floor boarding. The room was formerly subdivided into three smaller rooms (excluding turrets). This may have been a later modification and did no justice to the spacing and light of the larger room which was originally intended.		
	Windows – west wall	EXCEPTIONAL	West wall – 12 pane sash with catch, no lifters.		



Building Element	Item	Significance	Reason		Image
	Windows north wall	EXCEPTIONAL	North wall – two 12 pane sashes with lifters and catches intact.		
	Windows east wall	EXCEPTIONAL	East wall – two double 8 pane sash windows. All catches intact, some lifts intact		
	Fireplace	CONSIDERABLE	Cast iron Victorian fireplace – possibly moved from another room when FF3 was subdivided?		




Building Element	Item	Significance	Reason		Image
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
	Finishings – coving, skirting, door frames	CONSIDERABLE	Finishings have been partially removed, but are required to reintroduce smooth lines and to create a quality finish.		
Room FF 04	Windows	EXCEPTIONAL	One set of windows in east wall, double 8 pane sashes matching other windows. Catches intact, no lifters		
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
	Finishings –	CONSIDERABLE	Finishings are required to		



Building Element	Item	Significance	Reason		Image
	coving, skirting		reintroduce smooth lines and to create a quality finish. Coving is intact. 50% skirting intact.		
	Fireplace	CONSIDERABLE	Another Victorian element and part of overall design		
	Doors in storage	CONSIDERABLE	Nine doors in storage; a mixture of four and five panel doors		
	Door through to FF5	SOME	Plain door surround, door in storage		



Building Element	Item	Significance	Reason		Image
Room FF 05	Window	CONSIDERABLE	One small replaced 12 pane sash window in mid 19 <sup>th</sup> century style		
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
	Finishings	CONSIDERABLE	Coving and skirting intact		
	Services conduit	SOME	A clever and tidy way of storing wiring throughout the house behind a wooden panel		








Building Element	Item	Significance	Reason		Image
Room FF 06	Window	EXCEPTIONAL	Possible modern sash in south wall, in mid 19 <sup>th</sup> century style -		
	Evidence of corner cupboard	SOME	Surviving wallpaper where former wall cupboard stood. Also baton door on floor		
	Floorboards	CONSIDERABLE	Room originally had standard 6 ½ inch wide floorboards as used throughout the house		
	Finishings	CONSIDERABLE	Finishings are required to reintroduce smooth lines and to create a quality finish.		

Building Element	Item	Significance	Reason		Image
Room FF 07	Window south wall	CONSIDERABLE	South wall has 2x10 pane side hung casement windows to match the one below in G6. Central brass lever catch survives.		
	Window west wall	CONSIDERABLE	15 pane sash to match rest of house, both lifts missing, catch intact, ropes intact		
	Entranceway to FF10	CONSIDERABLE	Massive oak beam shows signs of fire damage prior to lath and plaster work, therefore pre-Carruthers		



Building Element	Item	Significance	Reason		Image
	Flooring	MARGINAL	Modern replacement		
Room FF 08	Window west wall	EXCEPTIONAL	15 pane sash window with fitted shelves below. Glass lightly rippled with age.		
	Window north wall	EXCEPTIONAL	Replacement or restored 12 pane sash window, sash lifts missing. Large oak beam over with bark to arrises		
	Fireplace	CONSIDERABLE	Plain bedroom Victorian fireplace with tiled surround, contributes towards Victorian character of the room		



Building Element	Item	Significance	Reason		Image
	Fitted cupboard	CONSIDERABLE	Original Victorian feature. Cupboard with 5 panel door, circular brass handle missing, but lock cover remains. One shelf to top and three brass hooks below		
	Finishings	CONSIDERABLE	Finishings are required to reintroduce smooth lines and to create a quality finish.		
Room FF 09	Fitted cupboard	CONSIDERABLE	Part of original design. Pine with fittings. Five panel door with brass handle and lock cover.		



Building Element	Item	Significance	Reason		Image
	Coat hooks	CONSIDERABLE	Four coat hooks in the same arts and crafts style as in entrance hall (G1)		
	Fireplace	CONSIDERABLE	Part of original Victorian design		
	Window	EXCEPTIONAL	15 pane sash window looking towards turret and Loch Ness. A pulley ring above matches one down stairs in G8 and is designed to assist in the opening of the top sash. Rope still intact, lever catch intact, lifts missing.		


Building Element	Item	Significance	Reason		Image
	Finishings	CONSIDERABLE	Finishings are required to reintroduce smooth lines and to create a quality finish.		
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house		
Room FF 10	archways	CONSIDERABLE	Continues the arch theme throughout the house. One has servant's (?) bells fixed to it of a recent date.		
	Finishings	CONSIDERABLE	Finishings are required to reintroduce smooth lines and to create a quality finish.		
	Floorboards	CONSIDERABLE	Same 6 ½ inch wide floorboards used throughout the house – boards marked where runners were located and varnished along edges		








Building Element	Item	Significance	Reason		Image
Room FF 11	window	EXCEPTIONAL	12 pane sash window slightly curved to fit wall; part of the Carruthers extension. Lever catch and lifts intact.		
	archway to turret and FF3	CONSIDERABLE	Continues arch throughout the house		

Building Element	Item	Significance	Reason		Image
Room FF 12	window	EXCEPTIONAL	12 pane sash window slightly curved to fit wall; part of the Carruthers extension. Lever catch and lifts intact.		
	archway to turret and FF3	CONSIDERABLE	Continues arch throughout the house		



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	Door	SOME	5 panel door with brass handle and key fob	Retain or reuse elsewhere in house. If removed, continue coving through the entrance	
	Bathroom fittings	SOME	tongue and groove boarding a popular Victorian and arts and crafts method of finishing walls in kitchens and bathrooms. Former sink fittings etc of no interest. Boarding originally unpainted. Victorian styles could be varnished or scrubbed white.	Retain or remove. If removed, replace skirting.	
	Floorboards	CONSIDERABLE	Now removed, but originally the standard 6 ½ inch style used throughout.	Replace	




Building Element	Item	Significance	Reason		Image
	Window	EXCEPTIONAL	12 pane sash window matches that used in FF11. Lever catch and lifts intact.		
Second Floor					
Room SF 01	Window	EXCEPTIONAL	8 pane sash, lever catch and lifts intact – set within tongue and groove		



Building Element	Item	Significance	Reason		Image
	Tongue and groove boarding	SOME	tongue and groove boarding a popular Victorian and arts and crafts method of finishing walls in kitchens and bathrooms. Former sink fittings etc of no interest. Boarding originally unpainted. Victorian styles could be varnished or scrubbed white.		
Room SF1A	Window	EXCEPTIONAL	6 pane window inserted into plastered wall above bathroom SF1. Possibly part of servant's quarters or used for storage?		
Room SF 02	Room	EXCEPTIONAL	Room currently stripped of flooring and ceiling. No window. Narrow entrance is reminiscent of Victorian idea of medieval castle architecture.		

Building Element	Item	Significance	Reason		Image
Room SF 03	Window North wall	EXCEPTIONAL	8 pane sash window in same mid 19 <sup>th</sup> century style and rest of house. Lever catch intact, and both lifters		
	Windows east wall	EXCEPTIONAL	Two sets of 15 pane sashes set within dormers, both modern replacements, but dormers are part of pre-Carruthers house		







Building Element	Item	Significance	Reason		Image
	Fireplace	CONSIDERABLE	Large bedroom fireplace with rough cast plastered wall to rear		
	Floorboards	CONSIDERABLE	standard 6 ½ inch style used throughout. Markings on floor suggest small pieces of carpet used, but no signs of partitioning.		
	Finishings	CONSIDERABLE	Some skirting now missing. Coving may not have been used as lower status rooms	Replace skirting	
Room SF 04	Stairwell	CONSIDERABLE	Staircase hall with open well wooden cantilevered stair and decorative balusters and newel posts in high Victorian gothic style. Treading painted on edges only for carpeting in centre; some stair rod hooks intact.		

Building Element	Item	Significance	Reason	Management	Image
	eaves cupboards	SOME	Maximising storage space in eaves, pine built. Location of stair rods and sash window weights for re-use		
	archway	CONSIDERABLE	Continues the arch theme throughout the house.		
	roof lights	CONSIDERABLE	Roof largely replaced by Carruthers but roof lights are likely to have been used previously as seen in 1881-5 photographs.		
Room SF 05	Void over porch	SOME	See FF1		



Building Element	Item	Significance	Reason		Image	
Room SF 06	Surviving pencil sketches on several walls associated with scheme of 1893.	SOME	Added historic interest			
	window	EXCEPTIONAL	15 pane sash window overlooking the house front. Catches and lifts intact			



Building Element	Item	Significance	Reason		Image
	Fireplace	CONSIDERABLE	bedroom style fireplace in cast iron with stone hearth intact.		
	fitted bookshelf	SOME	Part of original design		
	Finishings	CONSIDERABLE	Finishings are required to reintroduce smooth lines and to create a quality finish. However attic rooms were of lower status and may never have had coving. Skirting was used and is still in evidence.		



Building Element	Item	Significance	Reason		Image
Room SF 07	Dormer windows	EXCEPTIONAL	Part of the Carruthers redesign – two dormer windows with four pane sashes, lever catches intact on right hand window and lifters intact on both		
Room SF 08	Surviving pencil sketches on several walls associated with scheme of 1893.	SOME	Added historic interest		

Building Element	Item	Significance	Reason		Image
	window	EXCEPTIONAL	Dormer window with 4 pane sliding sash matching those windows in SF07. Part of the Carruthers redesign. Remnant wallpaper beneath		
	fireplace	EXCEPTIONAL	cast iron bedroom sized Victorian fireplace, part of Carruthers design as seen in wall sketches in same room		
	Finishings	CONSIDERABLE	Skirting survives in 50% of room. No coving present – rooms too low status		
	Floorboards	CONSIDERABLE	standard 6 ½ inch style used throughout. Markings on floor suggest unfitted carpet originally used with painted margins		



Building Element	Item	Significance	Reason		Image
Room SF 09	Archway	CONSIDERABLE	Continues arched theme used throughout		
	Floorboards	CONSIDERABLE	standard 6 ½ inch style used throughout. Markings on floor suggest central runner along hall originally used with varnished margins		see above
	Finishings	CONSIDERABLE	Skirting survives, but limited coving		
Room SF 10	stored doors	CONSIDERABLE	about 15 doors are being stored here for re-use throughout the house. Also some tongue and groove from turret bathrooms and baton doors for lower status areas		

Building Element	Item	Significance	Reason		Image
	window	EXCEPTIONAL	one 4 pane dormer in west wall overlooking Loch Ness.		
	Finishings	CONSIDERABLE	No coving for low status room. Some skirting intact		
	Fireplace	CONSIDERABLE	Currently in storage in SF 11		

Building Element	Item	Significance	Reason		Image
Room SF 11	Doorway and cupboard	MARGINAL	New doorway inserted to SF10		
	window	EXCEPTIONAL	four pane sash window in dormer - part of Carruthers' design		
Attic Floor	whole attic	CONSIDERABLE	Space largely plastered out suggesting that it is more than storage space alone. No access except via a ladder. Small casement windows in towers. Most timbering recently replaced. Small walled off, service space at far (west ) end.		