

Birchwood

ERROGIE, INVERNESS, IV2 6UH



*A TRULY SPECIAL THREE-BEDROOM DETACHED HOME SET
WITHIN APPROXIMATELY TWO ACRES OF PRIVATE GROUNDS*



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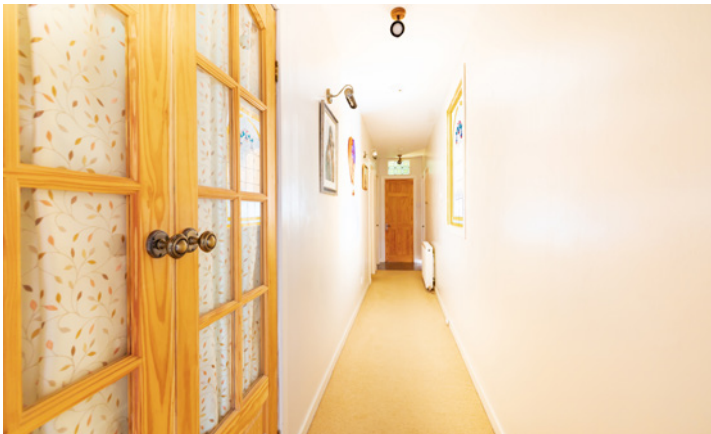


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Nestled amidst the breathtaking scenery of the Scottish Highlands, Birchwood is a truly special three-bedroom detached home set within approximately two acres of private grounds in the peaceful village of Errogie, just 18 miles from the cultural vibrancy of Inverness. Offering the perfect balance of countryside charm and modern convenience, this beautifully maintained home presents an exceptional lifestyle opportunity.

As you arrive via a long, gated driveway, the sense of privacy and calm is immediate. Step inside to find a bright and welcoming lounge, recently redecorated and centered around a charming wood-burning stove, perfect for cosy evenings with loved ones.

The Property

The home flows effortlessly into a well-equipped kitchen with an adjoining dining area, leading through to a light-filled conservatory. This tranquil space is ideal for enjoying the uninterrupted views across your land, whether reading, relaxing, or entertaining. Open the patio doors and step out onto a generous raised decking area, where birdsong and big skies create the ultimate Highland escape.



All three double bedrooms are located on the ground floor, each offering space, light, and comfort. A stylish family bathroom with overhead shower, a separate second shower room, and a utility room add excellent practicality for modern living.





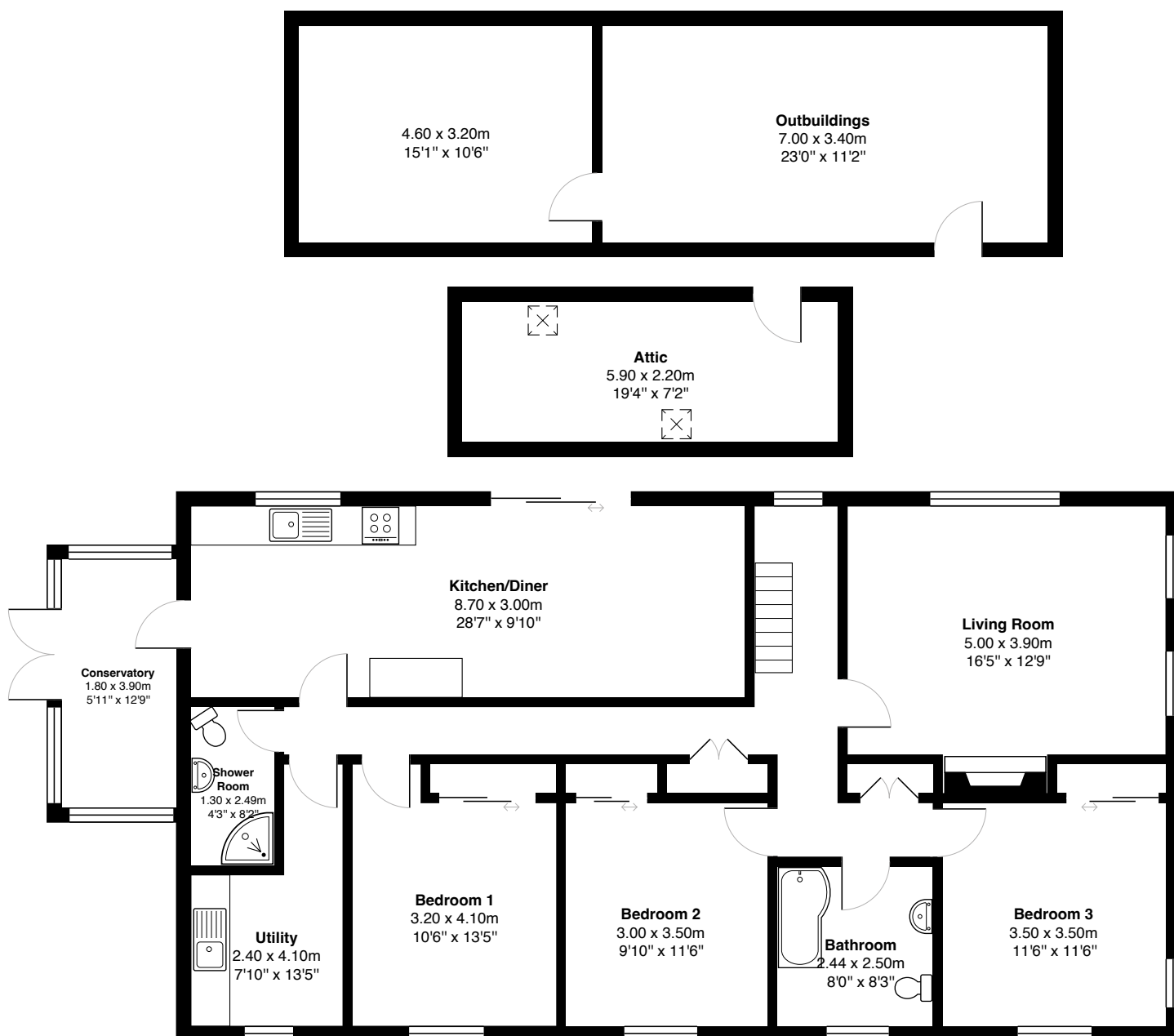






Upstairs, the versatile attic space provides the flexibility for a fourth bedroom, home office, creative studio or hobby room, tailored entirely to your lifestyle.





Gross internal floor area (m²): 124m²

EPC Rating: D



KEY HIGHLIGHTS

- Three-bedroom detached home with attic conversion potential
- Set within approx. 2 acres of private, scenic land
- Sunlit conservatory leading to raised decking with countryside views
- Recently redecorated lounge with wood-burning stove
- Two bathrooms including full family suite and separate shower room
- Large utility room plus flexible attic space (home office or 4th bedroom)
- Long gated driveway with extra parking areas
- Recently upgraded drainage and driveway
- Includes Shepherd's Hut, workshop, and storage sheds
- Potential for holiday let or business use (subject to planning)
- Just 18 miles to Inverness with easy road access



Outside, the grounds offer both beauty and opportunity. Recently upgraded drainage, multiple sheds for tools and equipment, a newly installed Shepherd's Hut, and a substantial workshop-style shed/outbuilding are all included.

Whether you're seeking a quiet life or exploring new business ventures, this property delivers. There is even scope (subject to planning) to develop a holiday let or additional accommodation on the front portion of the land, with potential to add a separate driveway for complete independence. This makes it ideal for a pod, lodge, or guest retreat.

Birchwood isn't just a home, it's a lifestyle. Peaceful, private, and packed with potential, this rare Highland gem offers everything you need to embrace country living while keeping Inverness within easy reach. Viewings are highly recommended to fully appreciate the charm, setting, and outstanding potential Birchwood has to offer.

The Property





Set amidst the stunning Scottish countryside, Errogie is a picturesque hamlet located just 18 miles southwest of Inverness, the thriving capital of the Highlands. This peaceful rural setting offers the perfect retreat for those seeking space, tranquillity, and a slower pace of life, while still enjoying convenient access to all the amenities a modern city provides. Families living in Errogie benefit from a close-knit community feel, with nearby primary schooling available in Gorthleck and secondary education easily accessible in Inverness. A regular bus service connects the hamlet to the city, making daily commutes both simple and reliable.

Inverness itself is a vibrant hub that blends the charm of Highland heritage with the practicality of urban living. As the region's cultural and commercial centre, it offers everything from independent shops and restaurants to theatres, galleries, and sports facilities. Renowned for its sense of safety and community, Inverness boasts a low crime rate, providing peace of mind for families and a secure environment for all ages. For outdoor enthusiasts, the area is a gateway to adventure. The nearby Cairngorms National Park offers year-round activities such as hiking, skiing, and wildlife watching, while golf lovers are spoilt for choice with world-famous courses like Royal Dornoch, Nairn, and Castle Stuart just a short drive away.



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