



*UNIQUE INVESTMENT OPPORTUNITY
IN MILTON OF CULLODEN*



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Welcome to Mardon, a versatile haven of possibilities nestled in the heart of Milton of Culloden, Inverness. Having enjoyed a prosperous history as a highly sought-after holiday let, this property presents a captivating blend of versatility and refined living.

Currently designed with dual entrances, Mardon seamlessly divides into two distinct units at the front and rear. The enchanting front reveals a charming 2-bedroom cottage spread over two floors.

A cosy entrance porch ushers you into the L-shaped lounge/diner, where doors lead to a private decking area, seamlessly merging indoor and outdoor spaces. Adjacent to this from the dining area are sliding doors to a galley-style kitchen which awaits culinary inspirations.

Ascending the stairs, two double bedrooms and a tastefully appointed shower room provide comfort and relaxation.



The Lounge







The Kitchen





Bedroom 1

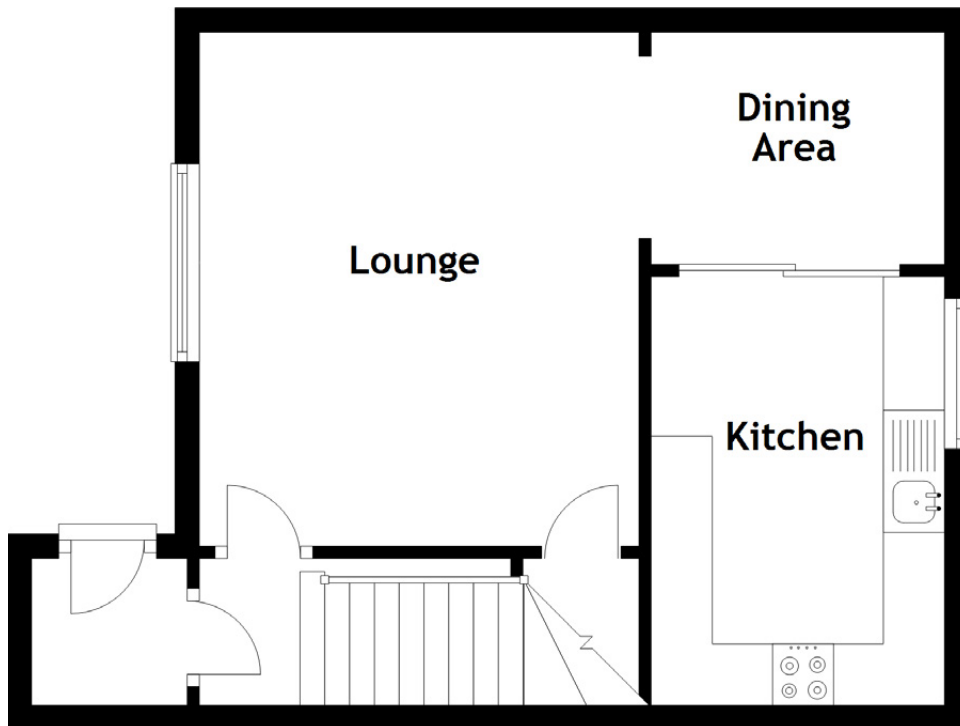
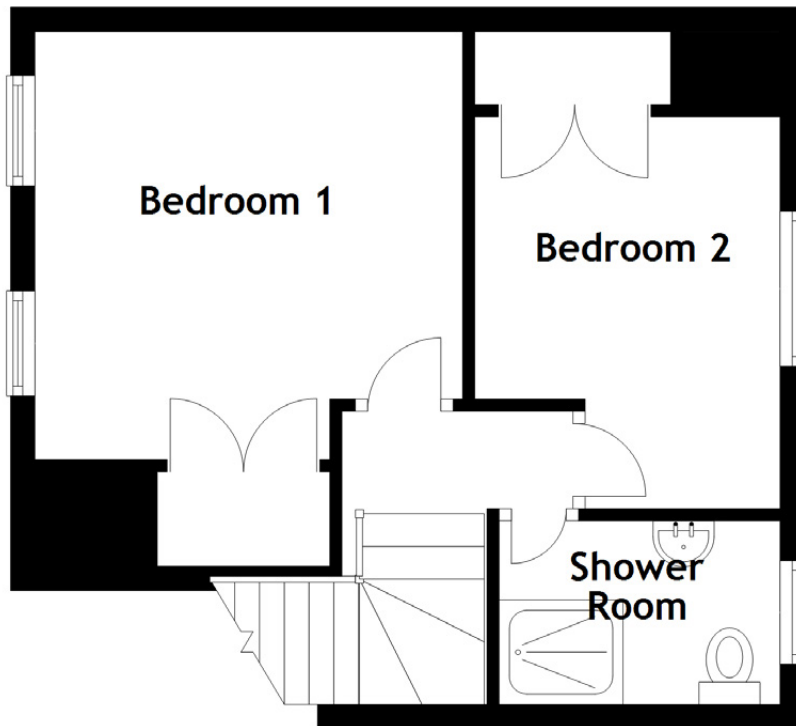




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'10") x 3.60m (11'10")	Shower Room	2.30m (7'7") x 1.50m (4'11")
Kitchen	3.50m (11'6") x 2.40m (7'11")		
Dining Area	2.40m (7'11") x 1.90m (6'3")	Gross internal floor area (m ²): 69m ²	
Bedroom 1	3.50m (11'6") x 3.50m (11'6")	EPC Rating: D	
Bedroom 2	3.20m (10'6") x 2.50m (8'2")		

At the rear, the ground-floor entrance welcomes you into a modern and snug 1-bedroom flat. A contemporary shower room, inviting lounge, functional kitchen, and a serene double bedroom create a harmonious living space that exudes comfort.

Imagine the potential: Mardon could easily be transformed into an exceptional 3-bedroom family abode. Alternatively, capitalise on its current configuration, ideal for maximising rental returns. Two separate entrances enable simultaneous bookings, offering flexibility and potential income.



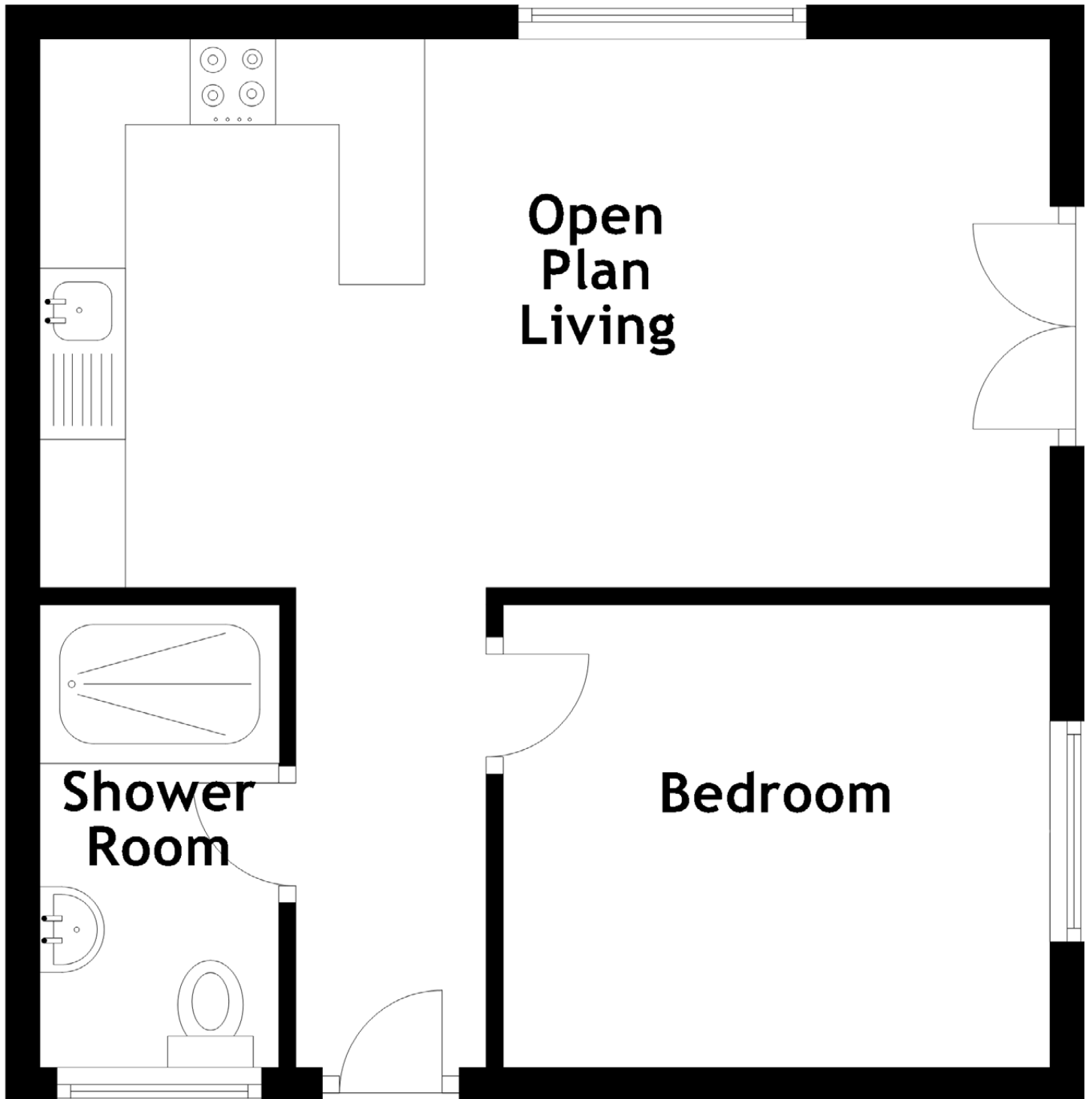




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.90m (19'4") x 3.20m (10'6")	Gross internal floor area (m ²): 35m ²
Bedroom	3.20m (10'6") x 2.70m (8'10")	EPC Rating: D
Shower Room	2.70m (8'10") x 1.40m (4'7")	



Quality and attention to detail define Mardon's allure. Both the front and back properties have been lovingly refurbished to the highest standards by the current owners, ensuring an atmosphere of modern elegance and comfort.

The owners have also obtained a current licence based on the current holiday let requirements, and also possess the certificates for all recent electrical, heating, wood treatment and roof works carried out

Security and convenience are paramount. An electronic sliding gate safeguards the driveway parking, while a detached garage at the garden's far end presents an enticing opportunity. The current owners have already applied for planning permission to convert the garage into a 3-bedroom short-term holiday let accommodation, awaiting a decision (reference - 23/01948/FUL). Mardon beckons as an exceptional investment canvas, promising a rich tapestry of possibilities. Whether seeking a family retreat or a shrewd investment, this property stands ready to fulfil your vision.



Nestled to the east of Inverness, the idyllic enclave of Milton of Culloden offers a lifestyle of unmatched convenience and natural splendour. Situated in the heart of this charming locale, our property in Inverness, IV2 7NU, presents an exceptional opportunity to embrace the best of city living and Highland adventure. Milton of Culloden is perfectly positioned for effortless travel. Enjoy seamless access to the A96 and Inverness Airport, where daily flights, including those to London Gatwick, connect you to the world. The proximity to the bustling Eastfield shopping and business park adds to the allure of this well-connected location.

Inverness, a mere 10-minute drive away, welcomes you with the allure of a thriving cityscape. Experience a dynamic blend of retail therapy, cultural indulgence, educational enrichment, entertainment galore, and top-notch medical facilities. Embrace the city's status as one of Europe's fastest-growing urban centres. The Scottish Highlands beckon with their enchanting landscapes and outdoor escapades. From Milton of Culloden, you can easily access the year-round playground of the Cairngorm National Park. For a taste of untamed wilderness, journey to the rugged northwest Highlands, boasting pristine beaches and majestic mountains. Tee off in style as some of the world's most renowned golf courses await your swing. Nairn, Royal Dornoch, and Castle Stuart are but a short drive away.

The Location



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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