

Rowan, 3 Kindeace

HIGHLAND LODGES, INVERGORDON, IV18 0LL



A two-bedroom 'A frame' style lodge in the heart of woodland, with stunning surroundings



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is thrilled to present this hidden gem nestled just outside Invergordon, offering an unrivalled woodland retreat in the heart of the Highlands. Prepare to be enchanted by the breathtaking surroundings that surround this exceptional property.

The lodge itself is a charming, two-bedroom, detached, 'A frame' Scandinavian-style building. While it would benefit from some updating and modernizing, it presents a remarkable blank canvas with generously proportioned rooms, allowing you to unleash your creativity and transform it into your dream getaway.

THE LOUNGE/KITCHEN & UTILITY



Step inside and discover the lodge's inviting interior, featuring a spacious open-plan kitchen/lounge area where you can entertain guests and relax after a day of exploring the scenic countryside. A utility and storage room provide practical spaces for keeping everything organized. Two comfortable bedrooms offer a peaceful haven for restful nights, while a well-appointed family bathroom ensures convenience and comfort.



THE BATHROOM



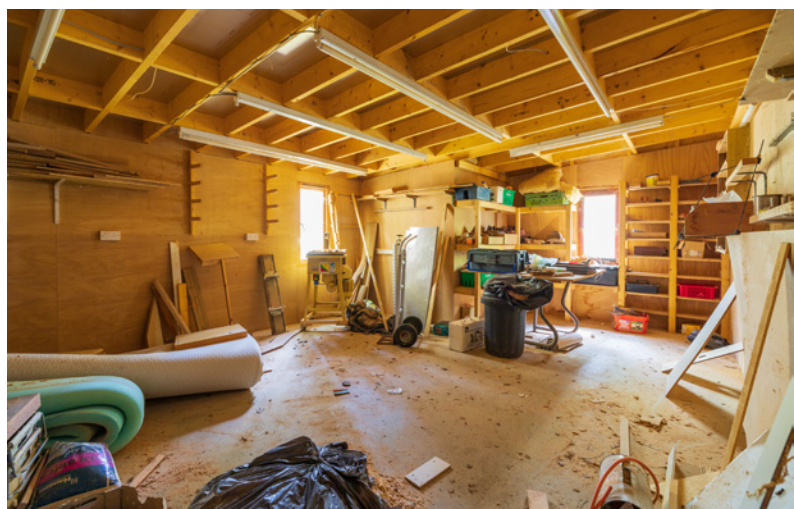
THE BEDROOMS



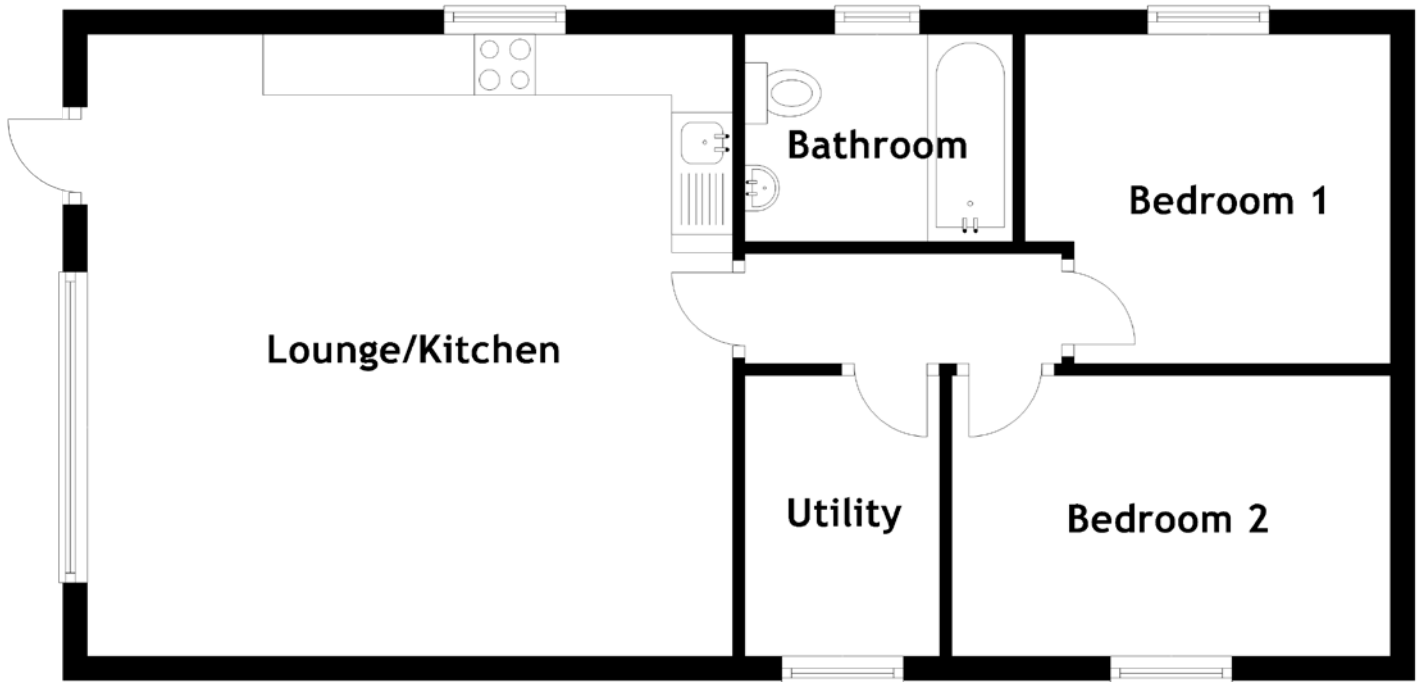
As an added bonus, this property comes with a large wooden shed, perfect for storing outdoor equipment and tools. Ample parking space for multiple cars is securely protected by a sturdy metal gate, guaranteeing your peace of mind. Take advantage of the decking area at the front of the lodge, offering a delightful spot to enjoy your morning coffee or simply soak in the tranquil beauty of the garden.

This truly is a rare opportunity to own a property in such a unique and awe-inspiring setting. Whether you're seeking a picturesque holiday home base or a lucrative investment for holiday rentals, Rowan 3 Kindeace Highland Lodges ticks all the boxes. Please note that although it can be used for residential living, occupancy is limited to 11 months as the lodges must be vacated during February each year.

OUTBUILDINGS



FLOOR PLAN, DIMENSIONS & MAP

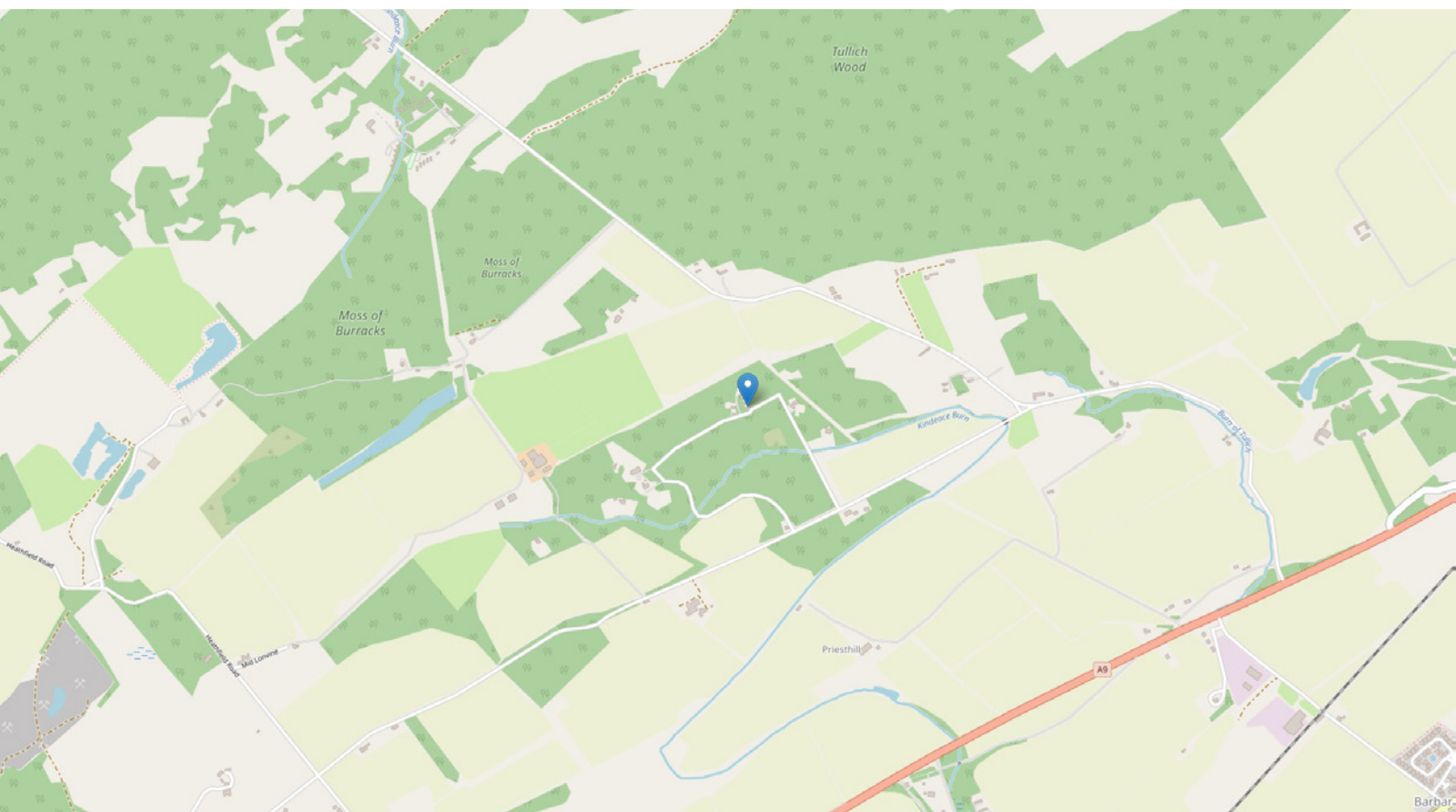


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 5.30m (17'5") x 5.10m (16'9")
Utility 2.30m (7'7") x 1.70m (5'7")
Bathroom 2.20m (7'3") x 1.70m (5'7")

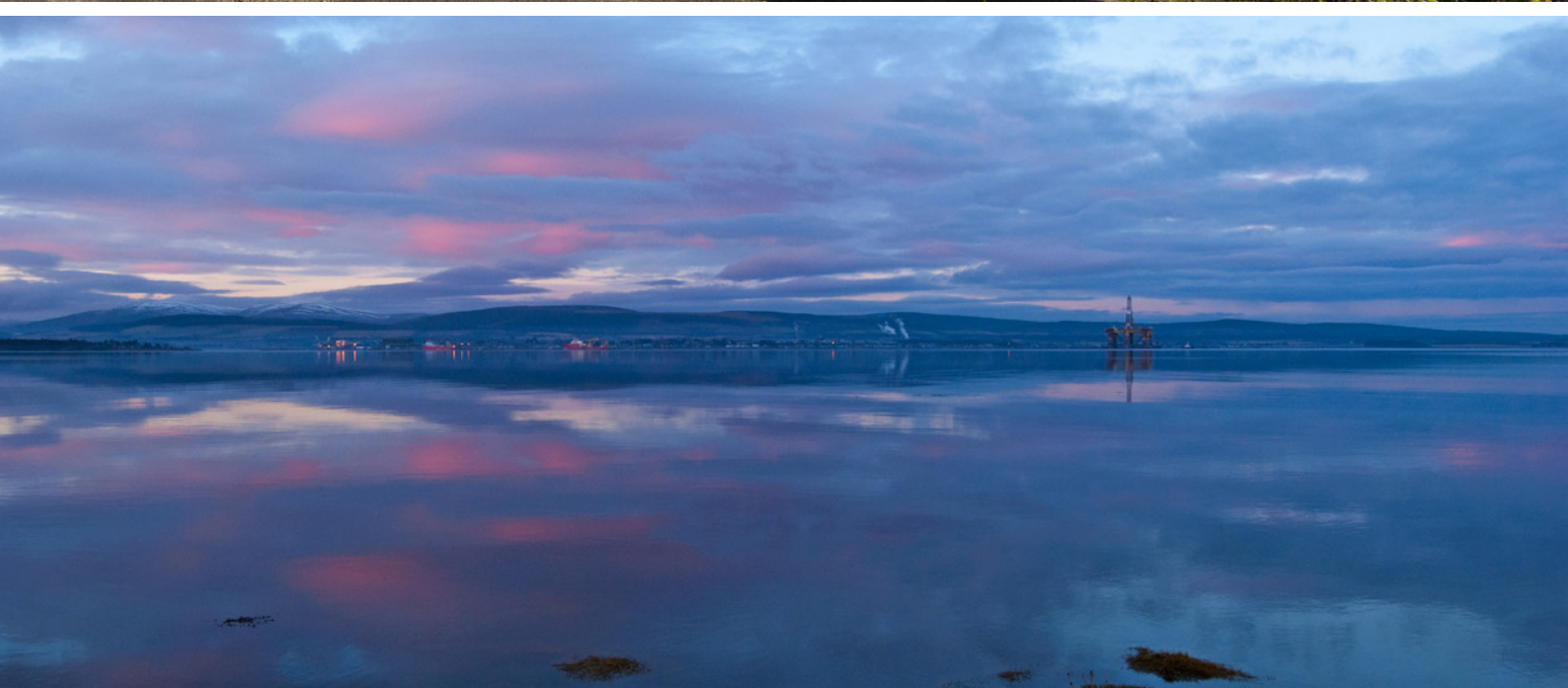
Bedroom 1 3.00m (9'10") x 2.70m (8'10")
Bedroom 2 3.60m (11'10") x 2.30m (7'7")

Gross internal floor area (m²): 75m²
EPC Rating: D



THE LOCATION

Kindeacie Highland lodges are handily placed for easy access to Invergordon, Tain, Nigg and Inverness whilst being located in the most remote and scenic of settings within the woods. Invergordon itself is famous for its sheltered, deep water harbour as it was formerly a large Royal Navy anchorage and this has shaped much of the town's recent history and architecture.





The town has many amenities, including shops, hotels and restaurants. It also has a cottage hospital, library, sailing club and community swimming pool with a modern gym. Regular commuter train services operate between Invergordon and Inverness. Primary schooling is provided in the nearby village of Milton with Invergordon Academy for senior pupils.

Invergordon Golf Course presents a stiff challenge to any golfer with the world-famous links at Royal Dornoch, Nairn and Castle Stuart also within reach.

The road journey to the City of Inverness takes approximately thirty-five minutes via the nearby A9 trunk road. The Highland capital city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to domestic and international destinations.

The easily accessible North West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
CRAIG PETERS
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.