



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01463 211 116

## Old School Pine

KILMUIR EASTER, INVERGORDON, IV18 ONE



# INVERGORDON

1/18 ONE

---

Old School Pine is handily placed for easy access to Invergordon, Tain, Nigg and Inverness being located in the quiet rural hamlet of Easter Kilmuir. The property is set amid the fertile farmland of Easter Ross and a short walk from the shores of The Inner Cromarty Firth where large luxury liners pass on their way to nearby Invergordon.

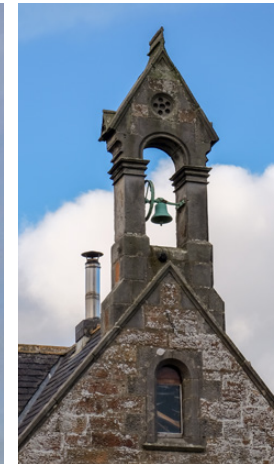
Invergordon itself is famous for its sheltered, deep water harbour as it was formerly a large Royal Navy anchorage and this has shaped much of the town's recent history and architecture.

The town has many amenities, including shops, hotels and restaurants. It also has a County 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. Acknowledged to be one of the fastest growing cities in Europe, 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.





# OLD SCHOOL PINE

KILMUIR EASTER, INVERGORDON, IV18 ONE

Part Exchange Available. McEwan Fraser Legal are delighted to offer a unique opportunity to purchase this renovated former Victorian village school which has been converted into a very spacious and comfortable three-bedroom family home. The property still holds plenty of potential for the purchaser to further develop the accommodation to suit their own personal taste and lifestyle.

The accommodation is over two levels and consists of entrance hall, TV/games room, large lounge with multi-fuel stove and attractive exposed stone wall, fabulous dining kitchen (including electric range cooker) with multi-fuel stove and stairs to mezzanine lounge area, utility room, shower room with basin and WC, sauna and massive gym/play area with its own climbing wall. The upper rooms consist of three good-sized bedrooms and a family bathroom with shower over the bath.

The property also benefits from double-glazing. The driveway provides parking for a number of vehicles whilst the large rear garden is fully enclosed and laid mainly to lawn.

This property is a fantastic opportunity for a buyer looking for a semi-rural lifestyle within easy reach of services. It would also make an attractive holiday home or letting investment.

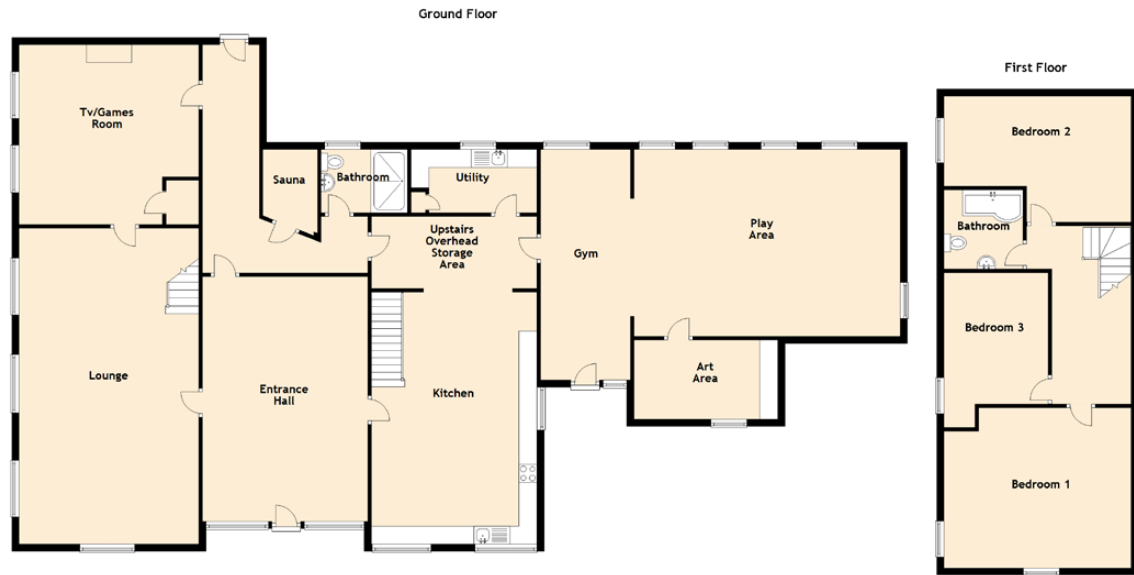






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

#### Ground Floor

Lounge	8.80m (28'10") x 5.00m (16'5")
Kitchen	9.00m (29'6") x 4.70m (15'5")
Utility	3.50m (11'6") x 1.60m (5'3")
Upstairs Overhead Storage Area	4.60m (15'1") x 2.00m (6'7")
Tv/Games Room	5.00m (16'5") x 5.00m (16'5")
Gym	6.40m (21') x 2.50m (8'2")
Play Area	7.40m (24'3") x 4.70m (15'5")
Art Area	4.00m (13'1") x 2.20m (7'3")
Sauna	2.60m (8'7") x 1.60m (5'3")
Bathroom	2.40m (7'10") x 1.60m (5'3")

#### First Floor

Bedroom 1	4.90m (16'1") x 4.30m (14'1")
Bedroom 2	5.10m (16'9") x 3.50m (11'6")
Bedroom 3	4.30m (14'1") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>) : 307m<sup>2</sup>

EPC Rating : F

Extras (Included in the sale) : Electric range cooker and summerhouse.

Image credit: <https://www.google.com/maps>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**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.



Text and description  
**THOMAS KISSOCK**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
 Designer