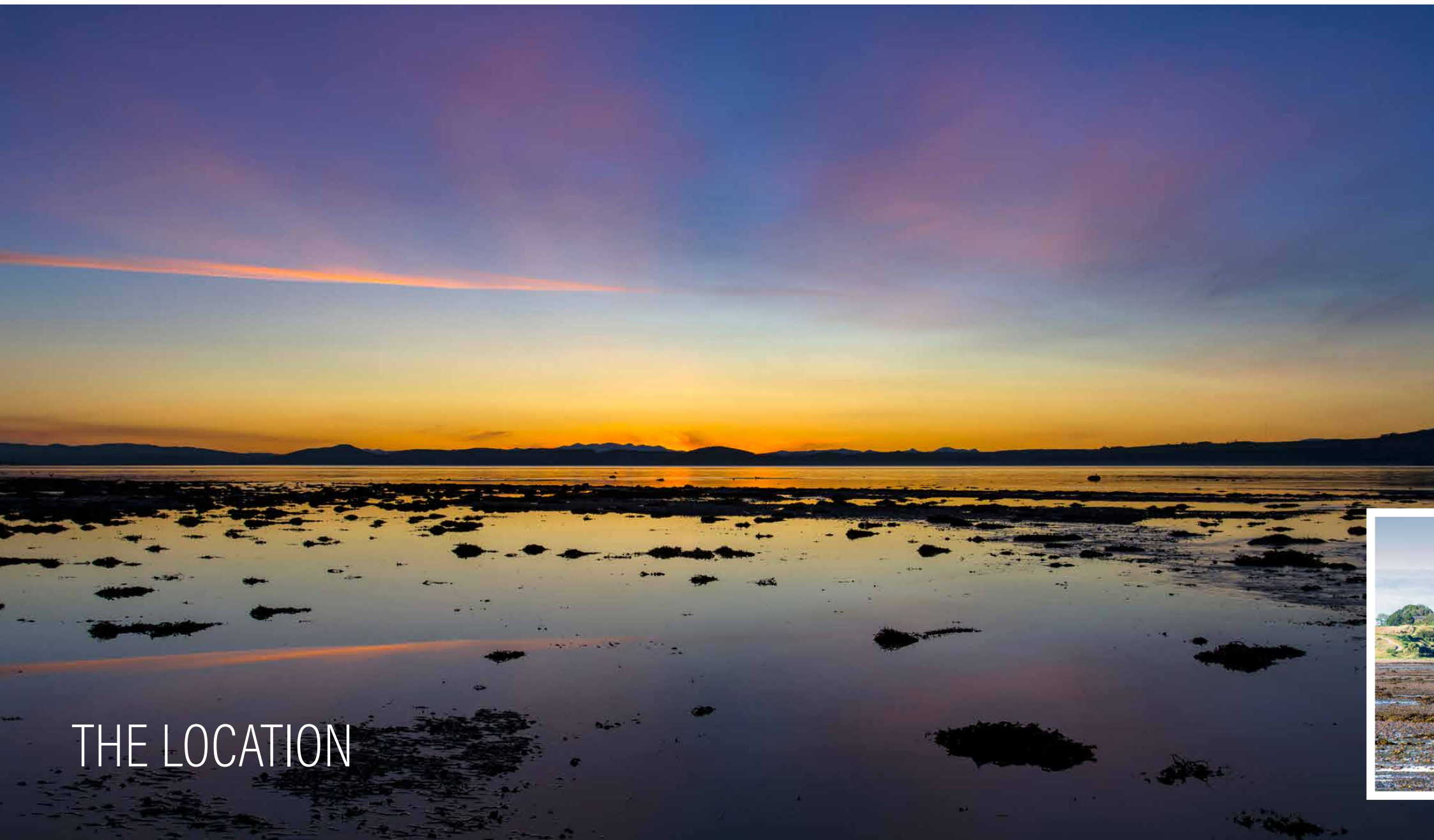


BALLAGGAN STEADING

Gollanfield, Inverness, Highland, IV2 7QT


McEwan Fraser Legal
Solicitors & Estate Agents





THE LOCATION

Ballaggan Steading is located in the scattered semi-rural of Gollanfield close To Inverness Airport within easy commuting distance of both Nairn and Inverness. There are nearby amenities in the thriving, former fishing village of Ardersier which is located on the southern shore of the Inner Moray Firth close to the brooding ramparts of Fort George. Built after the 1745 Jacobite Rebellion and although a magnet for tourists “The Fort” still remains an active base for the British Army.

The village provides for many daily requirements which include, among others, hotel, convenience store, Post Office, chemist, library and doctors’ surgery. Education is provided at Ardersier Primary School, Cawdor Primary School and Croy Primary School with secondary pupils

attending nearby Culloden Academy.

The coastal town of Nairn is under 7 miles away and along with a busy High Street offers a marina, miles of sandy beaches. The championship golf courses of Castle Stewart and Nairn are both a short drive away.

The Highland capital of Inverness is less than ten miles away from the property and provides all the amenities that you would expect from a fast-growing city including a superb selection of restaurants and leisure facilities. There are excellent bus and rail links to major cities within the UK with a rapidly increasing domestic & international flights available daily from the airport. Inverness Retail Park is located on the A96 towards Inverness and provides extensive

shopping choices offered by a range of national outlets complemented by a multiplex cinema.

The Scottish Highlands provide fabulous opportunities for outdoor activities with easy access to the celebrated Cairngorms National Park with excellent opportunities for both winter and summer sporting activities. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe, is also reachable with the area boasting some of the most beautiful beaches and mountains in Scotland.





THE PROPERTY

PART-EXCHANGE AVAILABLE. McEwan Fraser Legal is delighted to offer a unique and exciting opportunity to purchase this very substantial and beautifully presented converted six-bedroom barn conversion located in the scattered hamlet of Gollanfield close to Inverness Airport. This layout also includes a modern two-bedroom annexe allowing the prospect of a very flexible living space. The property enjoys extensive views over the Moray Firth to Ben Wyvis and The Black Isle.

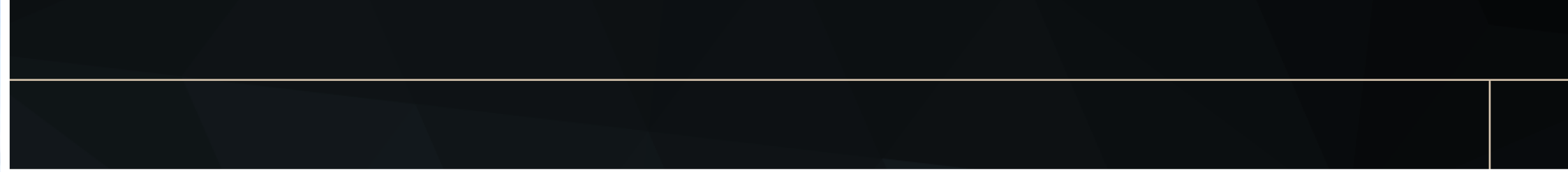
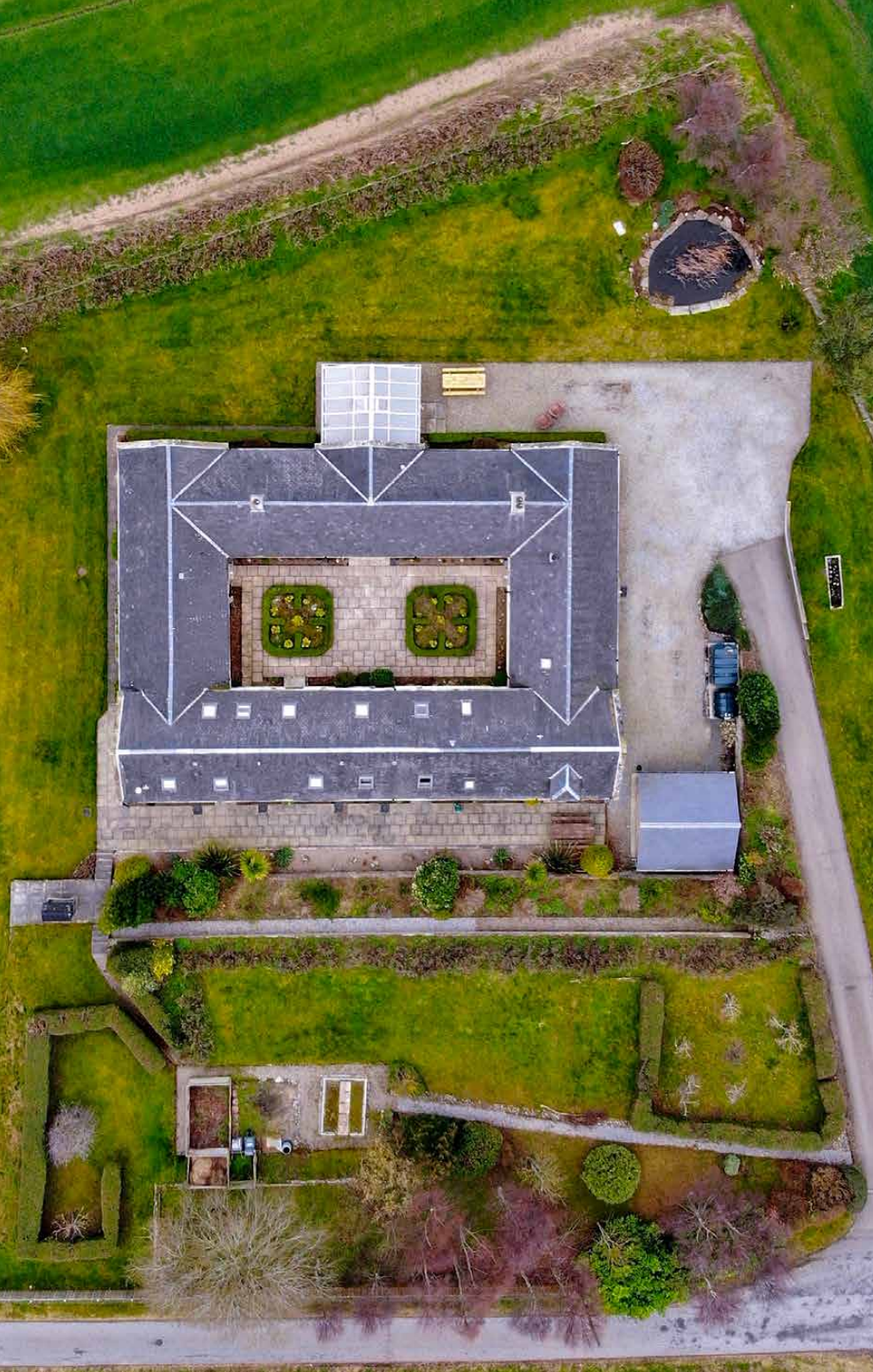
The main house is constructed over two levels with the accommodation consisting of:

GROUND FLOOR

- ENTRANCE VESTIBULE
- LARGE BREAKFASTING KITCHEN/FAMILY ROOM WITH CENTRE ISLAND AND MARBLE WORKSURFACES (INCLUDING RECENTLY INSTALLED ELECTRIC AGA COOKER, INTEGRATED FRIDGE/FREEZER, DISHWASHER & HOT PLATE)
- ATTRACTIVE AND BRIGHT DOUBLE-ASPECT LOUNGE WITH MULTI-FUEL STOVE
- DINING-ROOM WITH AMPLE SPACE FOR A LARGE NUMBER OF GUESTS
- BEDROOM WITH EN-SUITE BATH AND SEPARATE SHOWER
- BEDROOM WITH EN-SUITE SHOWER
- BEDROOM CURRENTLY BEING USED AS A STUDY
- CONSERVATORY WITH UNDERFLOOR HEATING AND SANDERSON BLINDS
- LAUNDRY ROOM ALSO WITH UNDERFLOOR HEATING
- WC
- BOX-ROOM
- UTILITY ROOM

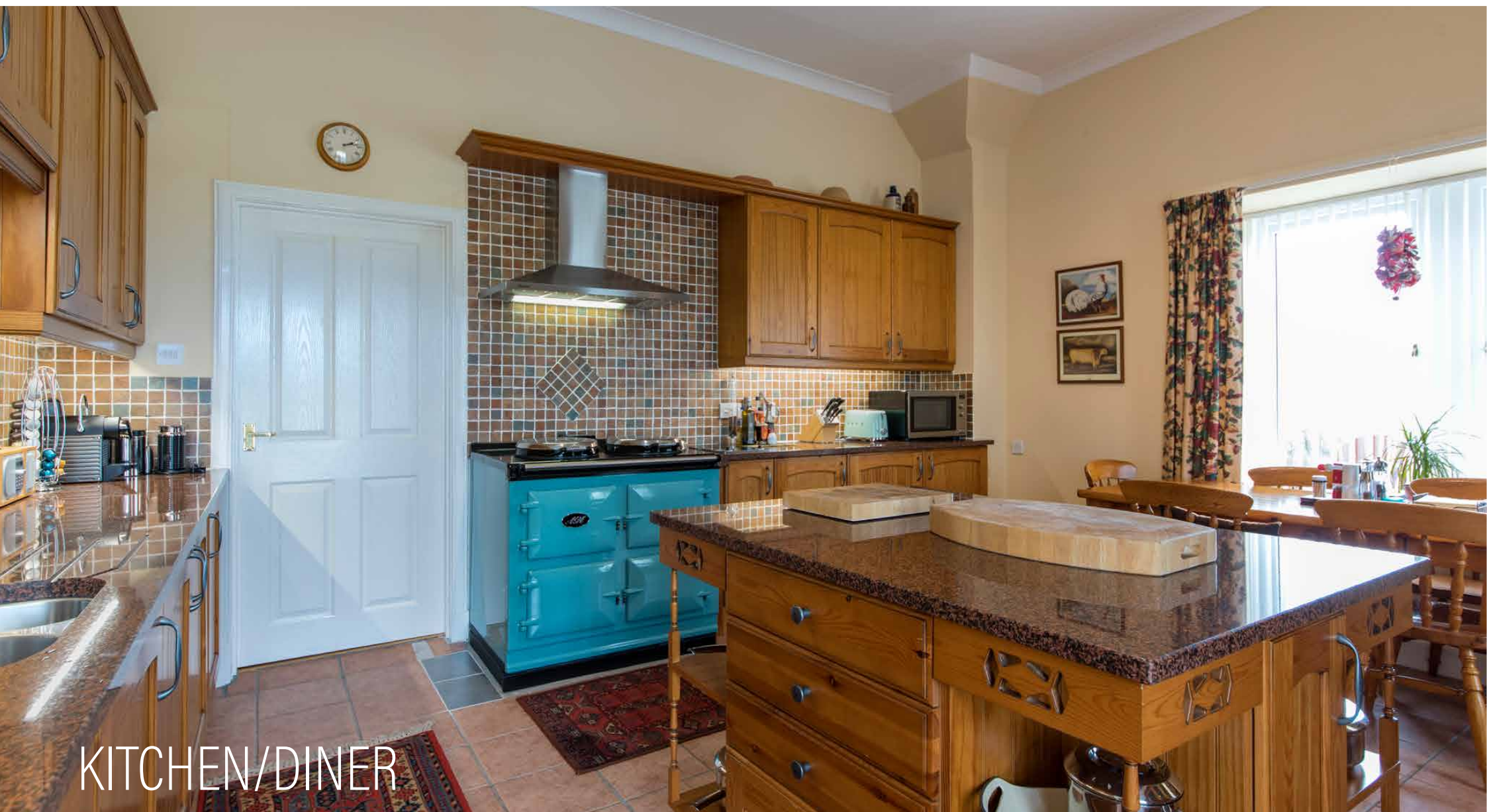
FIRST FLOOR

- THE MASTER BEDROOM HAS THE SOLE USE OF THE UPPER FLOOR ALONG WITH THE LUXURIOUS EN-SUITE BATHROOM (WITH SEPARATE WALK-IN SHOWER CABINET) AND DRESSING ROOM.







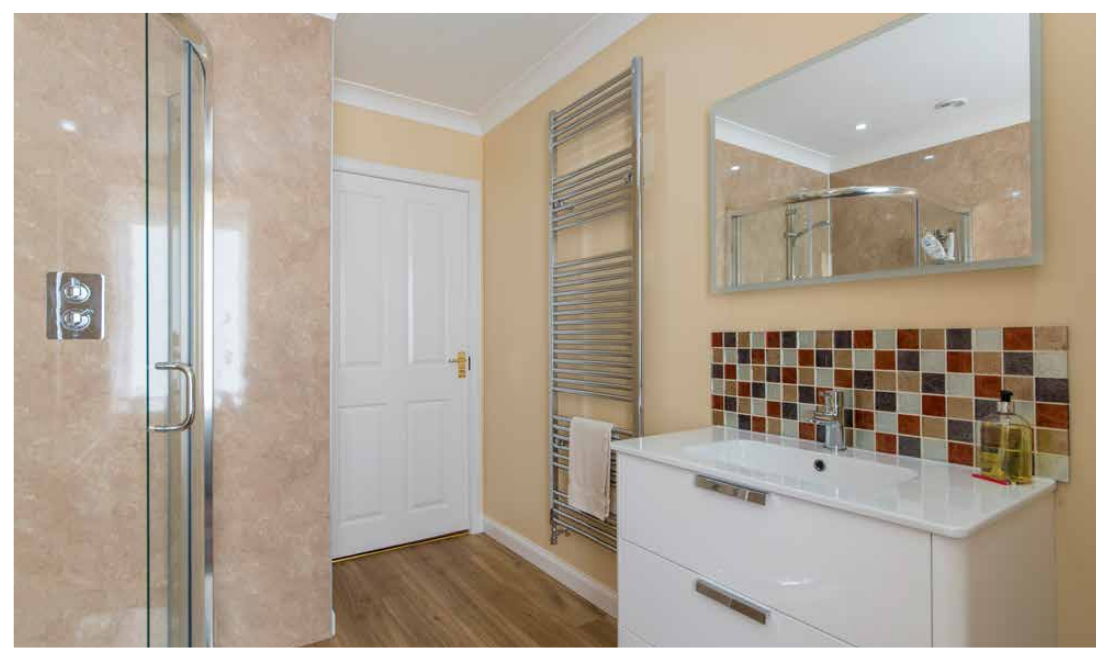


KITCHEN/DINER



"...THE PROPERTY IS BUILT IN THE FORM OF A LARGE SQUARE WITH A FULLY ENCLOSED AND CHARMING INNER COURTYARD GIVING A SIZEABLE SECLUDED AND PRIVATE SUNLIT SITTING AREA..."







THE ANNEXE

The adjoining annexe was added in 2010 and can be made totally separate or alternatively fully integrated into the main house and has the following accommodation:

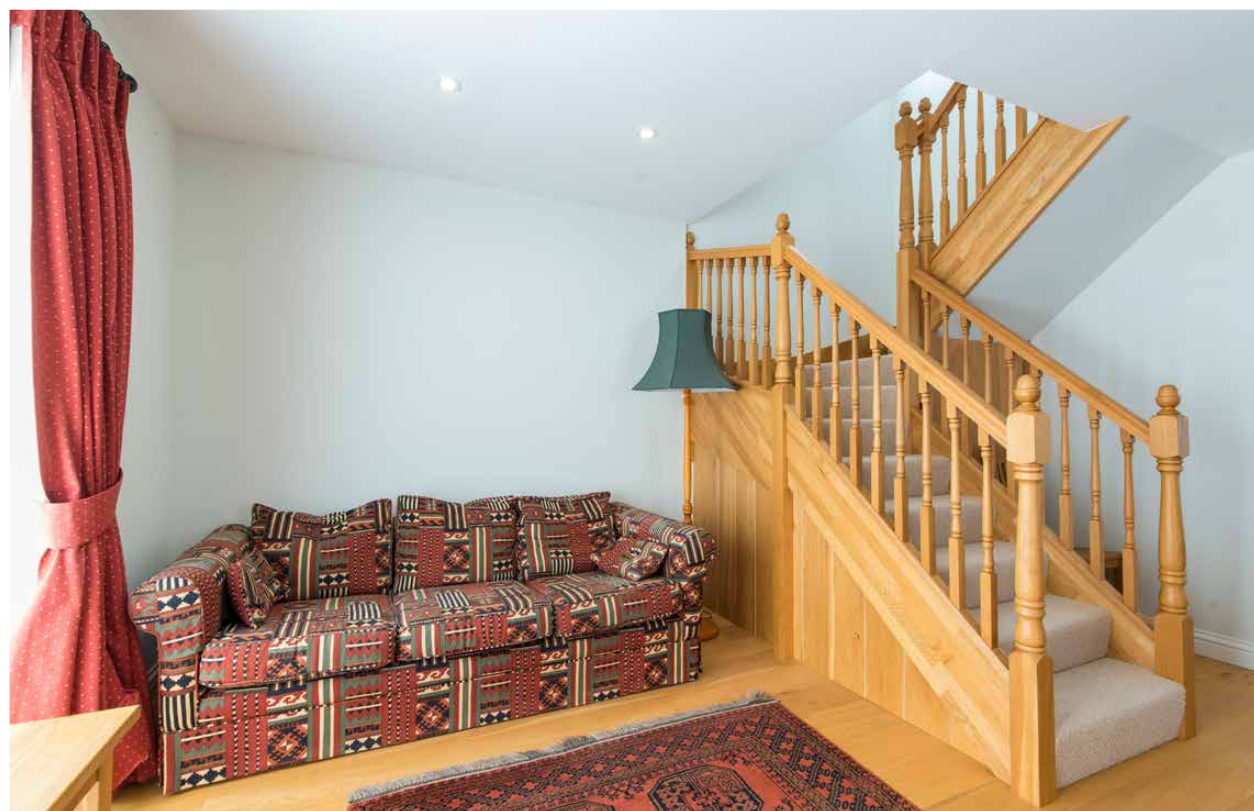
GROUND FLOOR

- OPEN-PLAN LOUNGE (WITH LOG-BURNING STOVE) KITCHEN/DINER WITH BRAND NEW INTEGRATED NEFF OVEN, HOB & MICROWAVE. ALSO INCLUDES DISHWASHER & FRIDGE/FREEZER
- LAUNDRY ROOM WITH UNDERFLOOR HEATING (INCLUDING TUMBLE DRYER & WASHING MACHINE)
- WC

FIRST FLOOR

- TWO BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- FAMILY BATHROOM WITH SHOWER OVER BATH







APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

Lounge	7.20m (23'7") x 5.00m (16'5")
Kitchen	5.50m (18'1") x 4.60m (15'1")
Conservatory	4.90m (16'1") x 3.80m (12'6")
Dining Room	5.90m (19'4") x 4.60m (15'1")
Laundry Room	4.20m (13'9") x 4.20m (13'9")
Bedroom 3	4.50m (14'9") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	4.80m (15'9") x 4.70m (15'5")
Study	3.50m (11'6") x 3.00m (9'10")
Utility	3.50m (11'6") x 1.90m (6'3")
Bathroom	3.30m (10'10") x 2.50m (8'2")
WC	1.50m (4'11") x 1.10m (3'7")
Storage	4.20m (13'9") x 3.00m (9'10")
Garage	8.80m (28'10") x 4.20m (13'9")

FIRST FLOOR

Master Bedroom	6.20m (20'4") x 4.20m (13'9")
En-suite Bathroom	4.20m (13'9") x 3.10m (10'2")
Dressing Area	4.20m (13'9") x 2.40m (7'10")

GROUND FLOOR

Annex Lounge	4.60m (15'1") x 4.20m (13'9")
Annex Kitchen/Diner	4.40m (14'5") x 4.20m (13'9")
Annex WC	1.90m (6'3") x 0.90m (2'11")
Annex Utility	1.90m (6'3") x 1.20m (3'11")

FIRST FLOOR

Annex Bedroom 1	5.90m (19'4") x 2.50m (8'3")
Annex En-suite	3.00m (9'10") x 1.60m (5'3")
Annex Bedroom 2	4.30m (14'1") x 2.60m (8'6")
Annex Shower Room	3.50m (11'6") x 1.50m (4'11")

Gross internal floor area (m²): 397m²

EPC Rating: D

EXTRAS (INCLUDED IN THE SALE):

MAIN HOUSE: Electric AGA cooker, integrated fridge/freezer, dishwasher & hot plate.

ANNEXE: Integrated NEFF oven, hob, microwave. dishwasher & fridge/freezer.



The property benefits from oil-fired central heating (main house & annexe have separate boilers) and modern double-glazing. The property also has a fitted burglar alarm with associated motion sensors, hard-wired CO2 and smoke detectors.

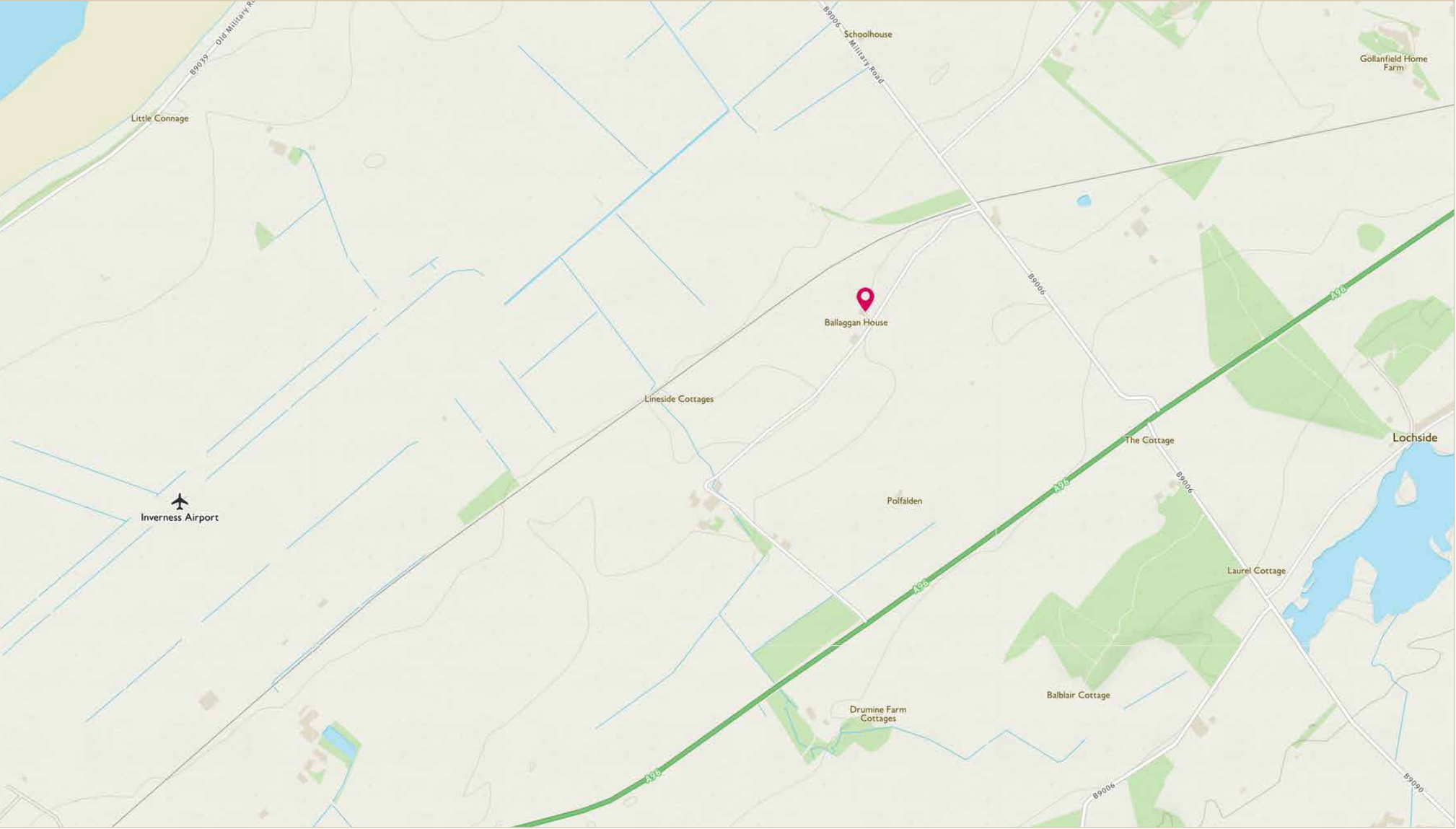
The property is built in the form of a large square with a fully enclosed and charming inner courtyard giving a sizeable secluded and private sunlit sitting area.

Lying within easy access to the A96, the house sits beside a quiet access road and is reached via a long tarred driveway which leads to a double

garage/ workshop and separate timber car shelter. An extensive chipped area which allows parking for a very large number of vehicles if required. The generous grounds are laid mainly to lawn offset with mature shrubs, ornamental pond and kitchen garden. A substantial timber storage shed is included in the sale.

This beautiful property, set in a very scenic location, will appeal to a variety of potential buyers looking for a lovely home. The property would also lend itself to the possibility of becoming a Bed & Breakfast/ Guest House being ideally located to take advantage of the increase in visitors

to the area caused by the advent of the North Coast 500 driving route, “Outlander” TV programmes and other tourism initiatives.



VIEW FROM PROPERTY




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**Part
Exchange
Available**

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Text and description
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SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer