

# Silver Birch, 4 Kindeace

HIGHLAND LODGES, INVERGORDON, IV18 0LL



*This hidden gem offers an unparalleled woodland retreat in the heart of the Scottish Highlands*



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McEwan Fraser Legal is delighted to introduce you to the captivating Silver Birch, nestled just outside Invergordon. This hidden gem offers an unparalleled woodland retreat in the heart of the Scottish Highlands, promising an enchanting escape amidst breathtaking natural surroundings.

Silver Birch is a charming, two-bedroom, detached 'A-frame' Scandinavian-style lodge. Immaculately presented and in move-in condition, it's ready to become your permanent home, a delightful holiday retreat, or a lucrative holiday let with no additional work required. The lodge has been lovingly maintained and enhanced by the current owners. Recent improvements include new carpets throughout, a new immersion tank, and a new fuse board. The highlight is the addition of a wood-burning stove, not only creating a warm and cosy atmosphere but also heating the water accumulator tank, ensuring a continuous supply of hot water.

The owners have thoughtfully added a covered log storage area at the rear, complete with logs that will be left in place to start using from day one, ready to keep you warm through Highland evenings.

## THE LOUNGE/KITCHEN



Inside, you'll find an open-plan lounge and kitchen area with an exposed beam ceiling and an inviting wood-burning fireplace.



There are two bedrooms, a smaller third room ideal for a study or children's room, and a well-appointed family bathroom.

A notable bonus is the insulated loft hatch with a folding wooden ladder that spans the entire width and length of the property, offering ample storage space.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Outside, the wrap-around plot provides parking for multiple cars, a charming traditional shed, and a log storage area. The icing on the cake is the large, insulated wooden outbuilding/workshop that spans the width of the property at the rear, offering a dry storage area or workspace.

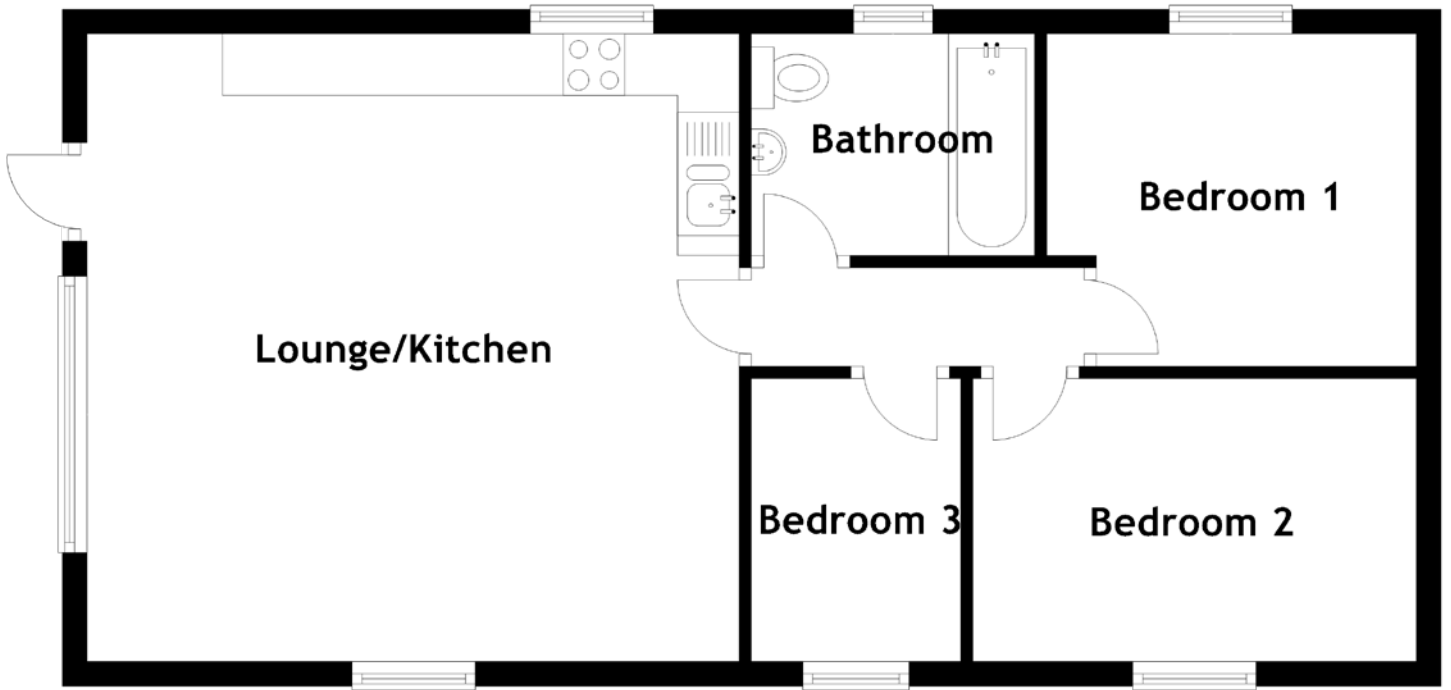
Silver Birch at Kindeace Highland Lodges is a rare find, combining natural beauty with comfortable living. Don't miss this opportunity to own your very own Highland haven.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

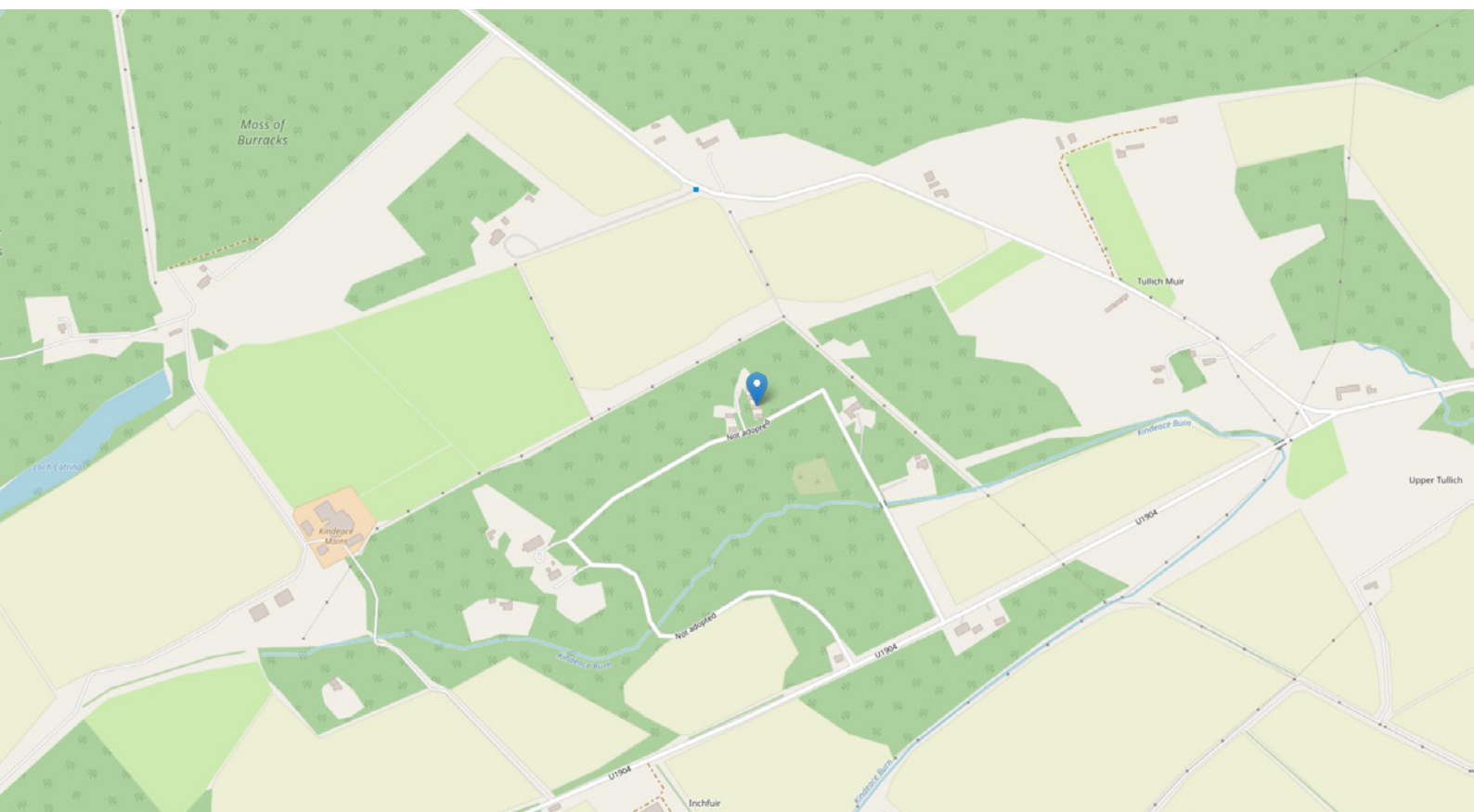


Approximate Dimensions (Taken from the widest point)

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

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>  
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.



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